

30 UNION AVENUE

HASKELL, NEW JERSEY

PILOT
Long Term Savings

Seconds
To/From I-287

24 / 7
Operating Hours

NYC
24 Miles

NJ | NY Border
12.5 Miles

Walking Distance
NJ Transit Bus (197)

10.7m Consumers
60 Minutes Radius

30.88 ACRE FULLY APPROVED 272,000 SF WAREHOUSE BUILD TO SUIT OPPORTUNITY



Aerial PERSPECTIVE

D4 PROPERTIES

NYC Via G.W. Bridge
M. Cuomo Bridge
NY/NJ Border



- EXCEPTIONAL LOCAL & REGIONAL ACCESS
- Minutes from I-287, Route 23 and Route 208
 - Walking Distance to NJ Transit Bus (197)
 - 35 minutes to Port Newark/Elizabeth & EWR Toll Free
 - NYC~35 Mins | Phila~2 Hrs | Boston~4 Hrs | DC~4 Hrs

BUILDING SPECIFICATIONS



INTERIOR SPECIFICATIONS

- BLDG SIZE
272,000 SF
- BLDG DIMENSIONS
680 ft x 400 ft
- COLUMN SPACING
54 ft x 56 ft (60 ft Speed Bays)
- CLEAR HEIGHT
40 ft
- FIRE PROTECTION
ESFR
- LIGHTING
LED
- ROOFING
60 Mil TPO Roofing System
- FLOOR SLAB
7 Inches

EXTERIOR SPECIFICATIONS

- ACRES
30.88
- LOADING DOCKS
82 (9 ft x 12 ft)
- DRIVE-IN DOORS
4 (12 ft x 14 ft)
- CAR PARKS
144
- TRAILER PARKS
24
- TRUCK COURT DEPTH
130 ft
- LOADING FORMAT
Cross Dock
- AMENITY(S)
Passive Park
Private Campus Setting
Panoramic Views
Highlands Rail Trail
Steps to NJ Transit (197)

NYC Via G.W. Bridge
M. Cuomo Bridge
NY/NJ Border ②

287

Exit 55

NYC Via Lincoln/Holland
Newark Int'l Airport
Port NY/NJ ②

Premier ACCESS

D4 PROPERTIES

Situated mere seconds from I-287 via exit 55 and just minutes from Route 23 Route 208, Route 202 and Hamburg Turnpike. This strategic location offers seamless connectivity both locally and regionally to an extensive consumer base in New Jersey, New York, Connecticut, and Pennsylvania, with 11M people within a one-hour drive and 60M within 5 hours.



Haskell, NEW JERSEY

Leasing Contacts

Nicholas DePaolera
D 973.270.4684
Nick@D4PropertiesLLC.com

D4 PROPERTIES

© 2025 D4 Properties. All Rights Reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

MARIO CUOMO BRIDGE
27 MILES, 35 MINUTES

GEORGE WASHINGTON BRIDGE
24 MILES, 35 MINUTES

LINCOLN TUNNEL
27 MILES, 45 MINUTES

HOLLAND TUNNEL
29 MILES, 45 MINUTES

PORT NEWARK/ ELIZABETH
38 MILES, 45 MINUTES

GLOBAL TERMINALS
40 MILES, 50 MINUTES

BAYONNE BRIDGE
45 MILES, 60 MINUTES

GOETHALS BRIDGE
45 MILES, 50 MINUTES

NEWARK LIBERTY
INTERNATIONAL AIRPORT
37 MILES, 40 MINUTES