

57 LEUNING STREET

South Hackensack, NJ 07606

ASKING PRICE

\$5,000,000



PROPERTY OVERVIEW

Excellent opportunity to acquire a ±16,000 SF refrigerated industrial facility / refrigerated warehouse opportunity on a well-located lot in South Hackensack. The property features functional layout, multiple loading docks, ample parking and yard space, and easy access to major highways and transportation routes.

PROPERTY SPECIFICATIONS

	Building Size:	±16,000 SF
	Lot Size:	±1.25 Acres
	Office Size:	±2,000 SF
	Ceiling Height:	14'
	Loading:	Multiple Docks
	Parking:	20+ Spaces
	Zoning:	Industrial
	Taxes (Est.):	\$58,000
	Year Built:	1960 (Renovated)

PROPERTY FEATURES

- ✓ ±16,000 SF Industrial Building
- ✓ Multiple Loading Docks
- ✓ Clear Ceiling Height: 14'
- ✓ Ample Parking & Yard Space
- ✓ Power: Heavy (To Be Verified)
- ✓ Zoning: Industrial
- ✓ Easy Access to I-80, I-95, NJ Turnpike, Route 3 & Route 17
- ✓ Great for Owner-User or Investment
- ✓ Refrigerated



STRATEGIC LOCATION

Minutes to major highways, ports, airports and the New York City market.



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