

349 Chestnut Street, Passaic, NJ

COMPASS
COMMERCIAL

±15,000 SF Industrial / Cold Storage Facility for Lease



For additional property information or to arrange an inspection,
please contact the exclusive broker:

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1412 Washington Street,
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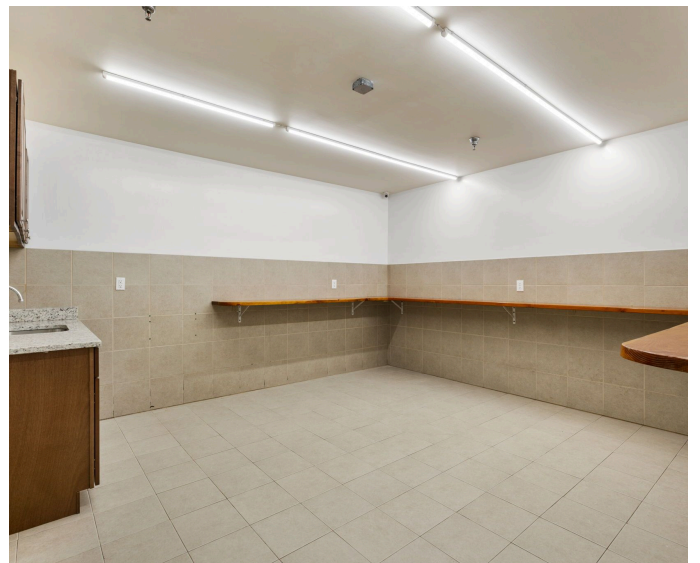
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PROPERTY HIGHLIGHTS

- ±15,000 SF warehouse / industrial facility
- Potential expansion opportunity for an additional ±15,000 SF
- ±1,800 SF walk-in refrigerator
- ±4,40 SF insulated drying room
- Brand new high-grip epoxy flooring throughout
- Integrated pitched floor drain system
- Brand new loading dock with mechanical roll-down door
- Large drive-in bay with mechanical roll-down door
- 8 on-site parking spaces
- Fully sprinklered building
- 3-phase, 400 amp electrical service
- Two gas-fired warehouse heat blowers
- Convenient access to Routes 21, 46, 3, and Interstate 80
- Strong regional labor pool and workforce availability
- Sanitation-ready environment
- Ideal for cold chain, food processing, beverage, dairy, seafood, commissary, and specialty manufacturing uses

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STRATEGIC LOCATION

Excellent regional access for logistics, distribution, and manufacturing operations with close proximity to: Route 21, Route 46, Route 3, Interstate 80. The property's location provides efficient connectivity to major Northern New Jersey and New York metropolitan distribution corridors. Access to a deep and established industrial workforce makes the site well-suited for food production, logistics, warehousing, and manufacturing operations.

EXPANSION OPPORTUNITY

Rare opportunity to secure additional adjacent warehouse space, allowing tenants to expand operations up to approximately ±30,000 SF total. Ideal for growing operators requiring: Expanded warehouse capacity, Additional production lines, Larger distribution footprint, Scalable logistics operations, Multi-phase operational growth

FACILITY FEATURES

REFRIGERATOR INFRASTRUCTURE

Massive walk-in refrigerator system already in place, substantial cost savings versus new construction.

SANITATION-READY DESIGN

Brand new epoxy flooring over pitched drain system supports wash down operations and sanitary production environments.

LOADING & ACCESS

Dock-high loading, Drive-in capability, Efficient shipping and receiving flow, 8 dedicated on-site parking spaces

POWER & UTILITIES

3-phase / 400 amp service supports refrigeration, manufacturing equipment, packaging lines, and industrial operations.

COMPETITIVE ADVANTAGES

✓ Existing cold storage infrastructure ✓ Food-grade style flooring & drainage ✓ Expansion capability up to ±30,000 SF ✓ Strategic highway access ✓ Strong regional workforce availability ✓ Flexible industrial configuration ✓ High utility capacity ✓ 8 on-site parking spaces ✓ Turnkey operational setup ✓ Significant replacement-cost savings for users

IDEAL USES

Cold Storage & Distribution

- Various food logistics
- Grocery distribution
- Dairy/ Seafood / Meat distribution
- Last-mile cold chain operations

Food & Beverage Processing

- Commissary kitchen
- Beverage production
- Packaging & fulfillment
- Meal prep / meal kit operations

Agricultural / Specialty Uses

- Vertical farming
- Mushroom cultivation
- Controlled environment agriculture

Manufacturing & Industrial

- Specialty manufacturing
- Nutraceuticals
- Cosmetics / personal care production
- Wash down industrial operations

PROPERTY INFORMATION

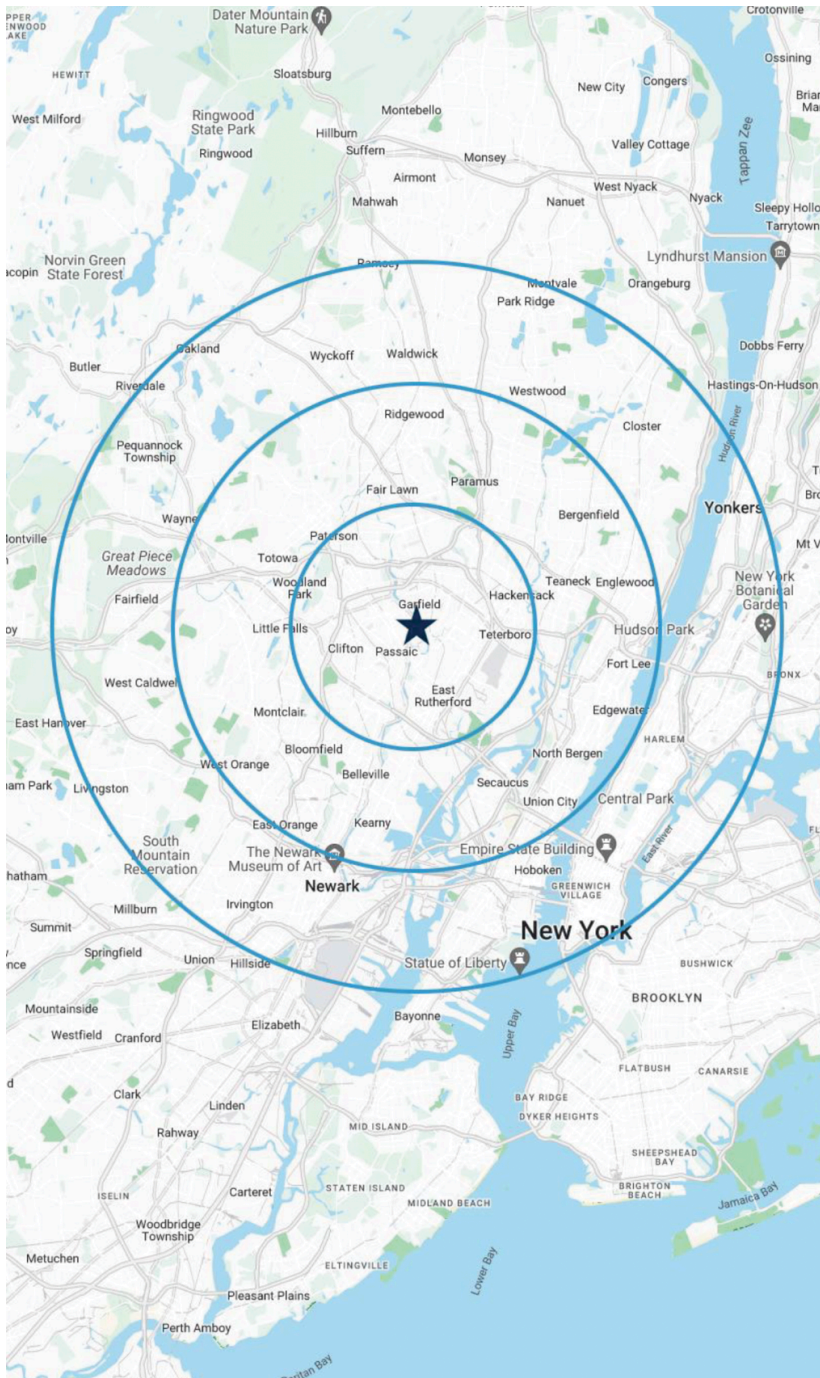
Available Space: ±15,000 SF Expansion Potential: Additional ±15,000 SF Total Potential Size: ±30,000 SF Parking: 8 On-Site Spaces Power: 3-Phase, 400 Amp Loading: Dock High + Drive-In Fire Protection: Fully Sprinklered Heat: Gas-Fired Warehouse Blowers Flooring: High-Grip Epoxy Over Pitched Drain System

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5 Miles

Total Population: 692,129
Households: 247,138
Median Household Income: \$102,055
Average Household Size: 2.8
Transportation to Work: 370,383
Labor Force: 555,340

10 Miles

Total Population: 2.87M
Households: 1.13M
Median Household Income: \$111,157
Average Household Size: 2.5
Transportation to Work: 1.57M
Labor Force: 2.37M

15 Miles

Total Population: 7.44M
Households: 3.02M
Median Household Income: \$108,518
Average Household Size: 2.4
Transportation to Work: 3.92M
Labor Force: 6.13M

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Accessibility



0.5 MI
NJ Route 21



2.8 MI
NJ Route 21



3.6 MI
I-80



5.7 MI
Teterboro Airport



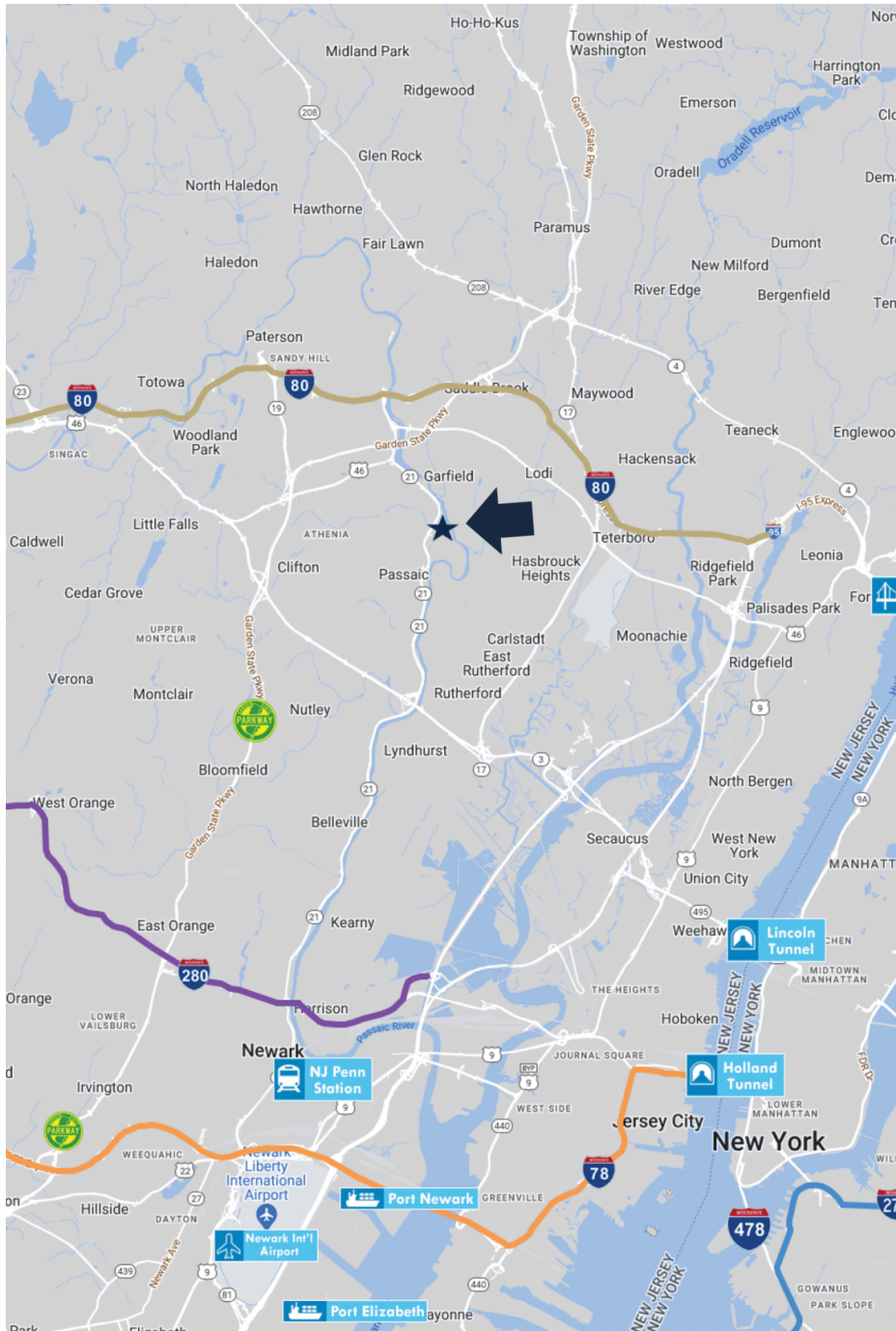
6.9 MI
GSP



14.7 MI
I-95



14.7 MI
GWB

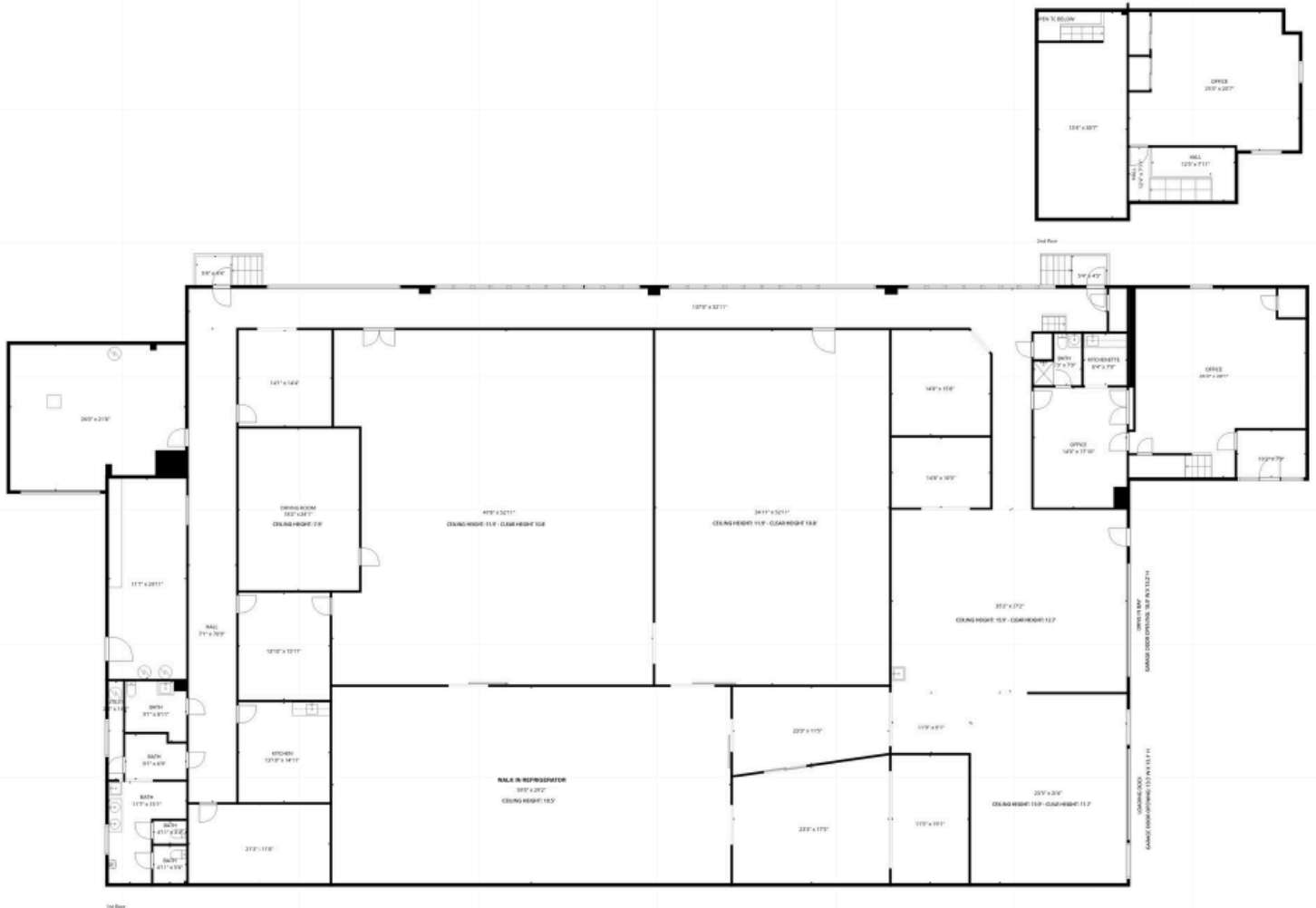


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SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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