

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:

Adam Bickoff
Broker Associate

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1412 Washington Street,
Hoboken NJ 07030



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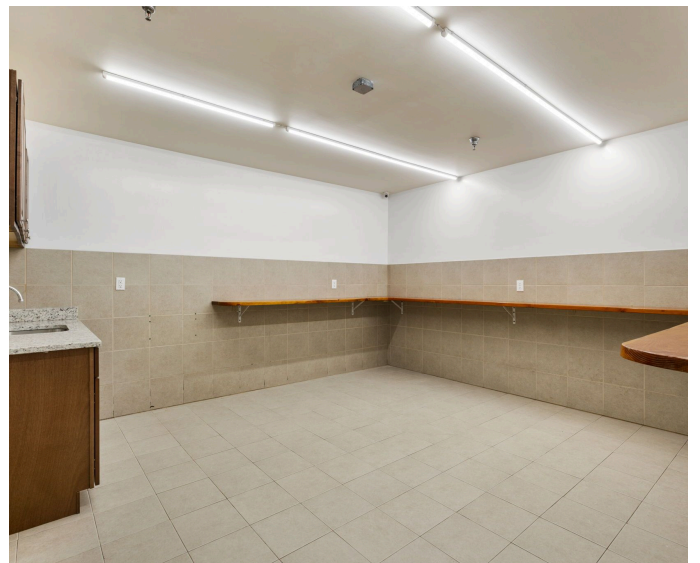
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Team Adam Bickoff is a team of real estate agents affiliated with Compass a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. This is not intended to solicit property already listed. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.

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PROPERTY HIGHLIGHTS

- ±15,000 SF warehouse / industrial facility
- Potential expansion opportunity for an additional ±15,000 SF
- Massive walk-in freezer infrastructure
- Large 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 $\pm 30,000$ 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

FREEZER INFRASTRUCTURE

Massive walk-in freezer 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 $\pm 30,000$ 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

- Frozen 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

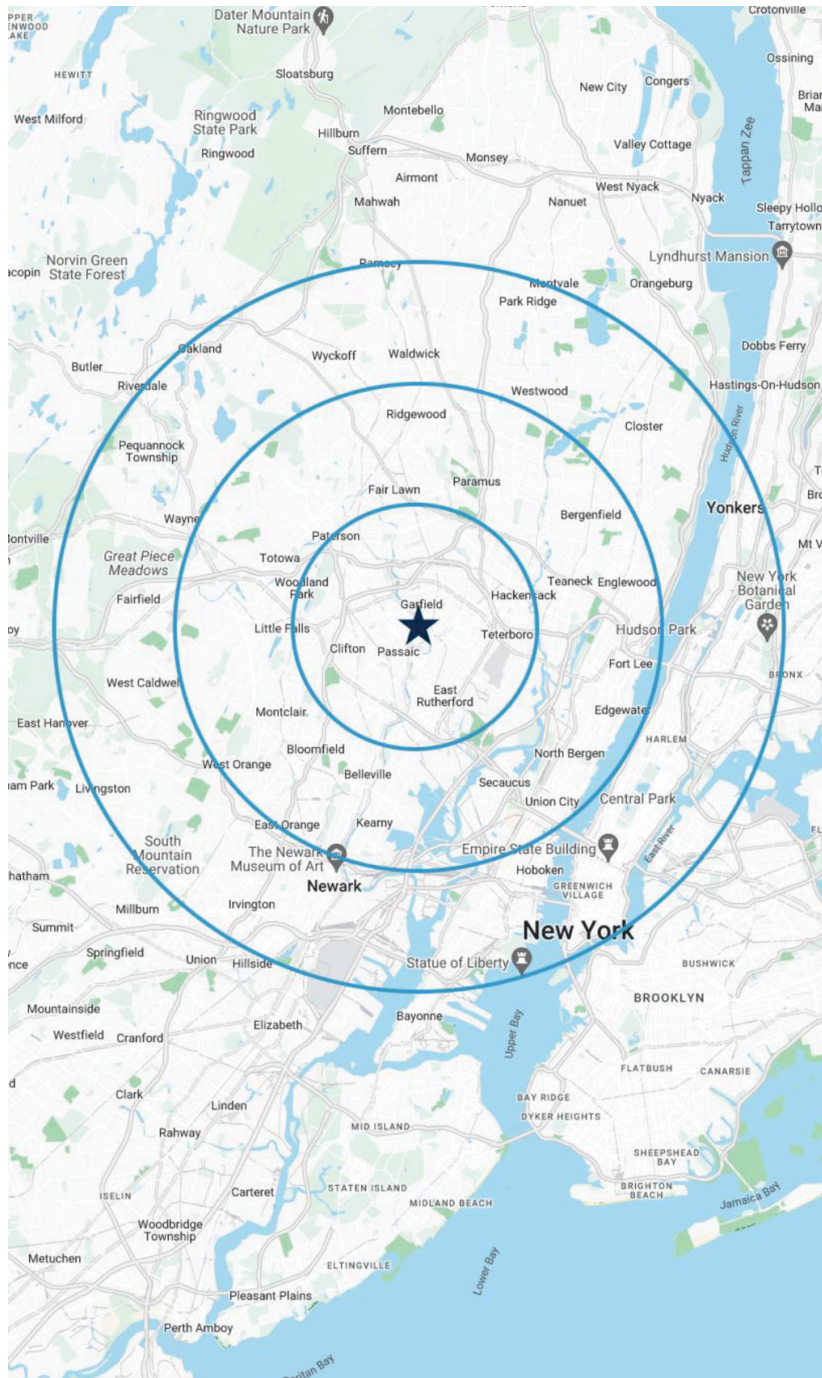
Available Space: $\pm 15,000$ SF Expansion Potential: Additional $\pm 15,000$ SF Total Potential Size: $\pm 30,000$ SF Parking: 8 On-Site Spaces Power: 3-Phase, 400 Amp Loading: Dock High + Drive-In Fire Protection: Fully Sprinklered Heat: Gas-Fired Warehouse Blowers Flooring: High-Grip Epoxy Over Pitched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



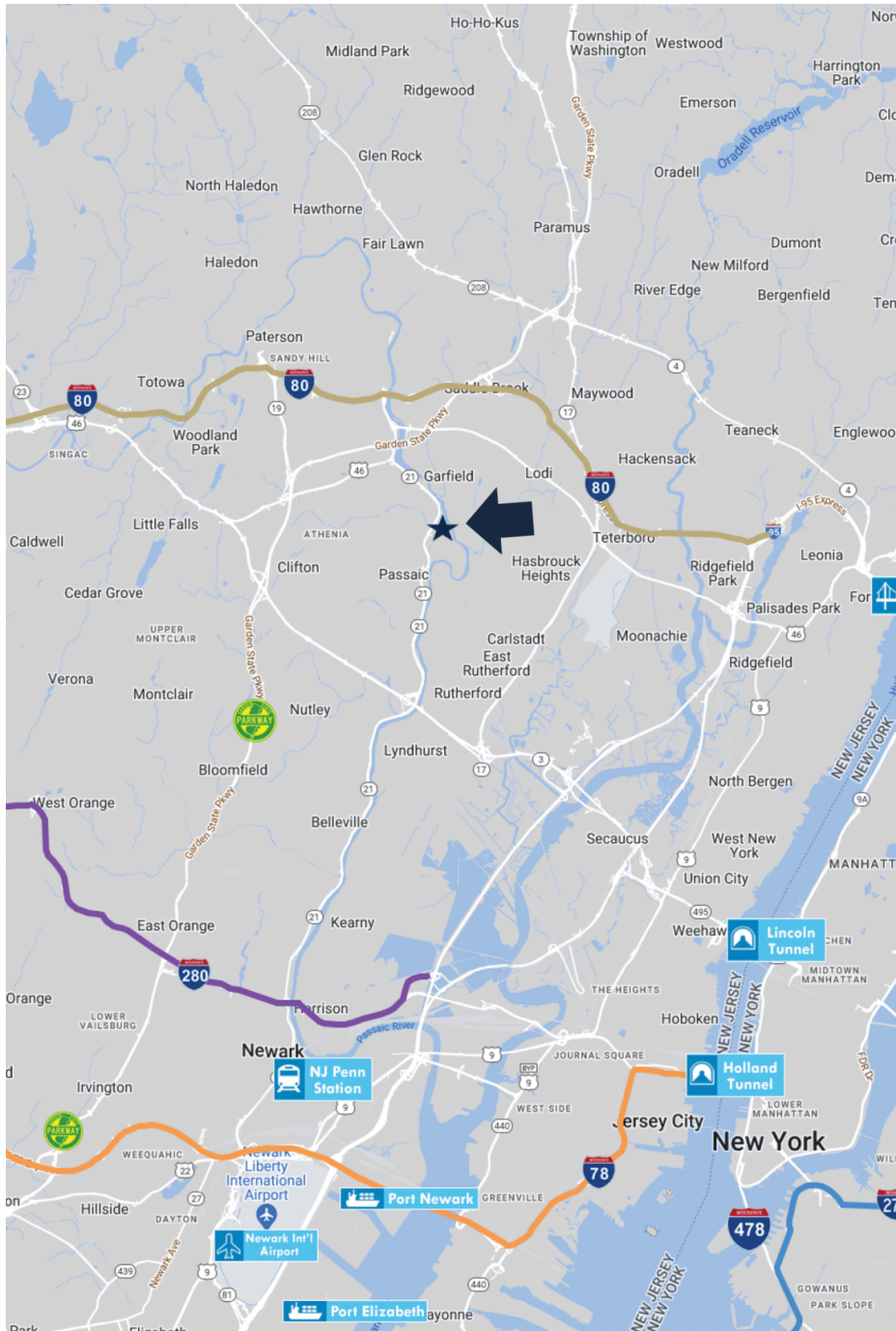
6.9 MI
GSP



14.7 MI
I-95



14.7 MI
GWB



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