

650
HUYLER
STREET

25,100 SF *DIVISIBLE TO 7,900 SF*
INDUSTRIAL FOR LEASE






NEW JERSEY MEADOWLANDS DISTRICT

Northern New Jersey's Most Dynamic Industrial Corridors.

Michael G. Walters, SIOR
201 488 5800 x143
mwalters@naihanson.com

Cameron Silverstein
201 488 5800 x115
csilverstein@naihanson.com



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PROPERTY DESCRIPTION

PRIME INDUSTRIAL/FLEX OPPORTUNITY IN BERGEN COUNTY

25,100 SF of functional warehouse/flex space for lease on a 0.97-acre lot in the heart of South Hackensack. Unit 1 consists of 17,200 SF with one (1) drive-in door and Unit 2 consists of 7,900 SF with two (2) drive-in doors. Overall, the space features 16' ceilings, three (3) convenient drive-in doors, a wet sprinkler system, and 25 dedicated parking spaces, making it well-suited for a range of industrial, logistics, or service-related operations.

Strategically located just minutes from Routes 46, 17, I-80, and the NJ Turnpike (I-95), tenants benefit from seamless access to major regional transportation corridors. With proximity to the George Washington Bridge and Port Newark/Elizabeth, this site offers excellent connectivity to NYC and the broader tri-state area.

The surrounding area boasts a dense population of over 1 million residents within a 10-mile radius—ideal for last-mile distribution or service-based businesses seeking a central and accessible location.



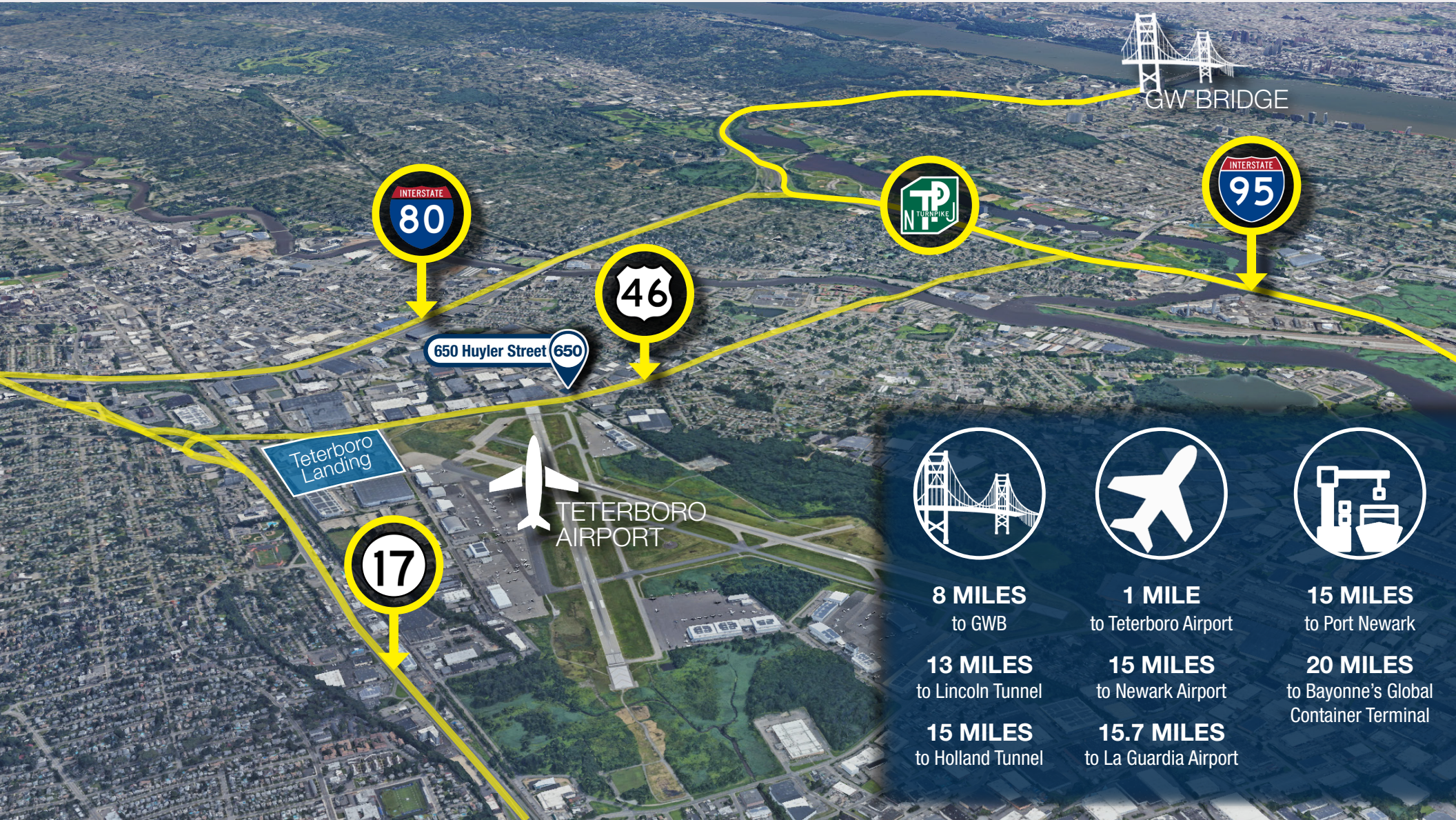
PROPERTY HIGHLIGHTS

Building Size	25,100 SF <i>Divisible to 7,900 SF</i>	Parking	25 spaces
Land Size	0.97 Acres	Ceiling Height	16'
Loading	3 Drive-Ins (2 oversized & 1 standard)	Sprinklers	Wet
OPEX (Ins & Tax)	\$3.41 PSF	Lease Rate	Upon Request

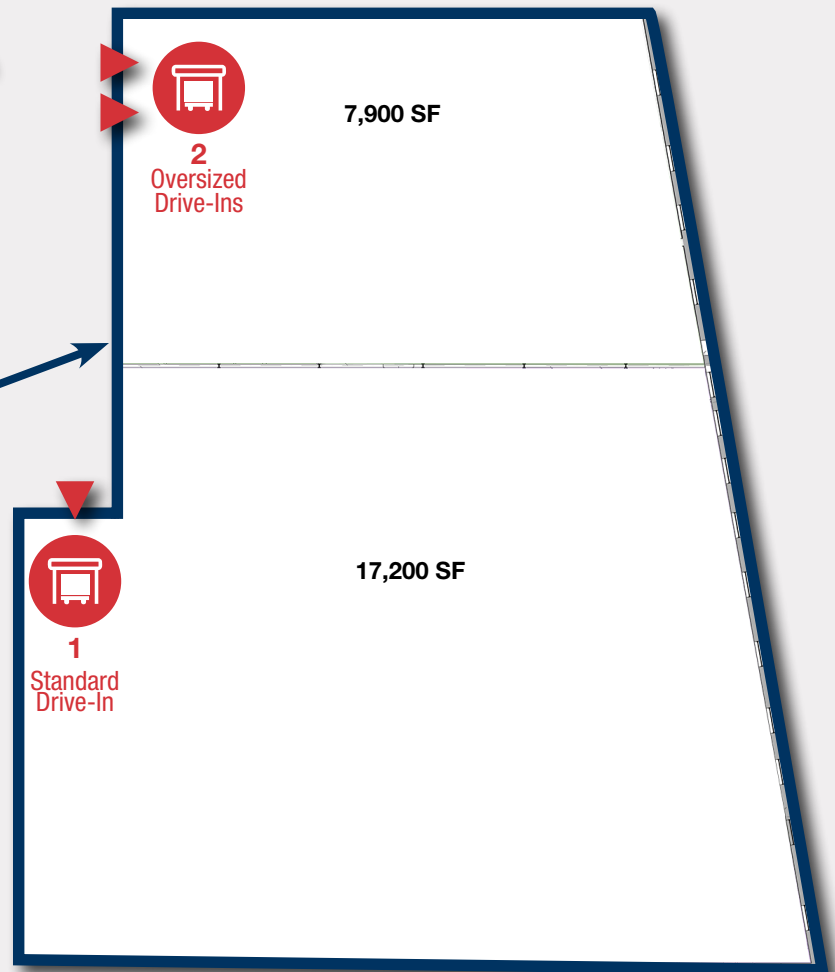
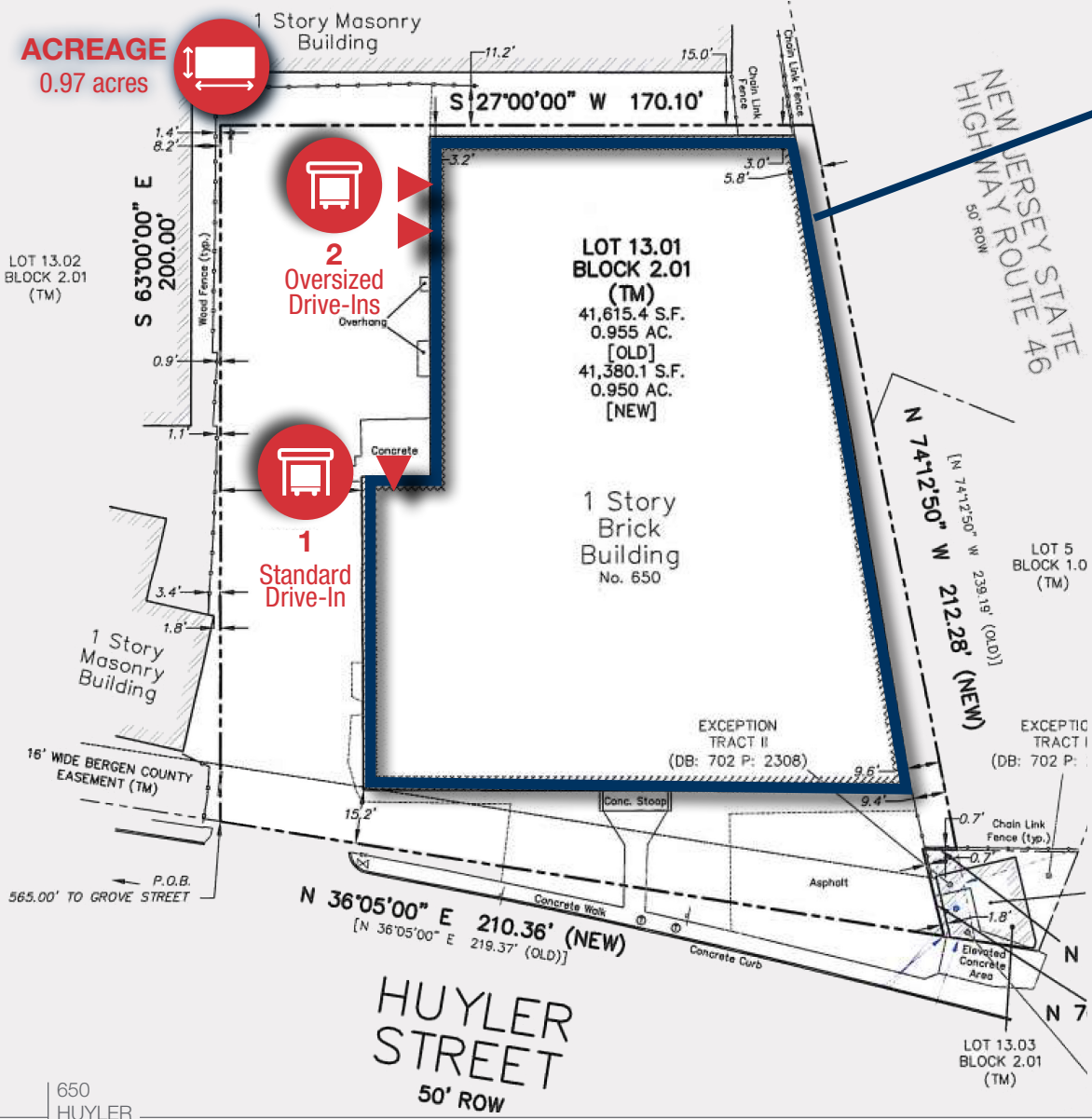
IMPROVEMENTS COMPLETED

- Re-leveled concrete floors
- New roof
- Demo of excess office; open area
- New lighting
- *Additional improvements underway*

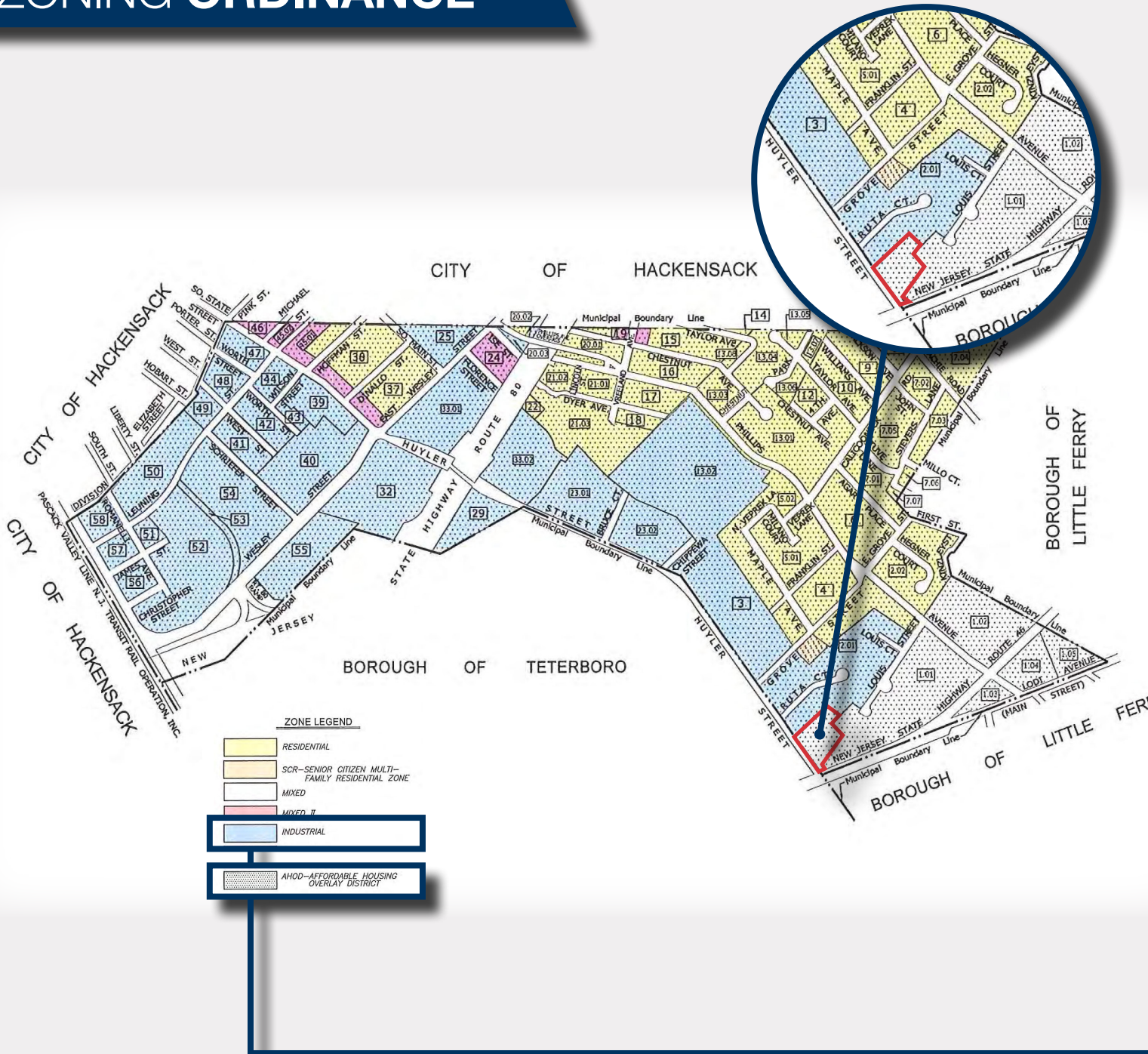
Aerial



PROPERTY SURVEY & FLOOR PLAN



ZONING ORDINANCE



INDUSTRIAL ZONING WITH AHOD - AFFORDABLE HOUSING OVERLAY

Industrial Zoning allows for Manufacturing, machine shops, warehouses, private security vaults, car wash establishments, storage, etc. as well as conditional uses.

The purpose of the overlay zone is to create a realistic opportunity for the construction of low and moderate-income housing as land becomes available for development in the Township of South Hackensack.

WHAT DOES AHOD MEAN FOR A TENANT?

AHOD is an overlay, not a replacement of the base zoning which is an existing industrial use. If the current permitted use is industrial, you can still lease and operate your business as usual.

Additionally, a business leasing industrial space is not required to provide housing or change their operations because of the AHOD.

[CLICK HERE FOR FULL ZONING](#)



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SO. HACKENSACK

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PRIME LOCATION IN MEADOWLANDS SUBMARKET



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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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