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# FOR SALE

200-204 RAILROAD AVE, HACKENSACK NJ 07601

**INDUSTRIAL /COMMERCIAL WAREHOUSE SPACE**



**+/- 29,000 SF**  
**OFFICE SPACE +/- 6,000 SF**

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**NEXUS** REALTY  
ADVISORS

**200-204 RAILROAD AVE,  
HACKENSACK NJ 07601**



## **BUILDING SPECIFICATIONS**

**Total RBA: +/- 29,000 SF situated on 0.94 acres**

**Office area: +/- 6,000 SF**

**Loading Capabilities: 3 drive in doors**

**Ceiling heights: 14'**

**Zoning: 4B - Industrial /commercial**

**New Roof: Completed in 2022**

**Taxes: \$3.44 /SF (2025)**

**Asking: \$5.6M**

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**LOADING DOORS & DOCKS:**

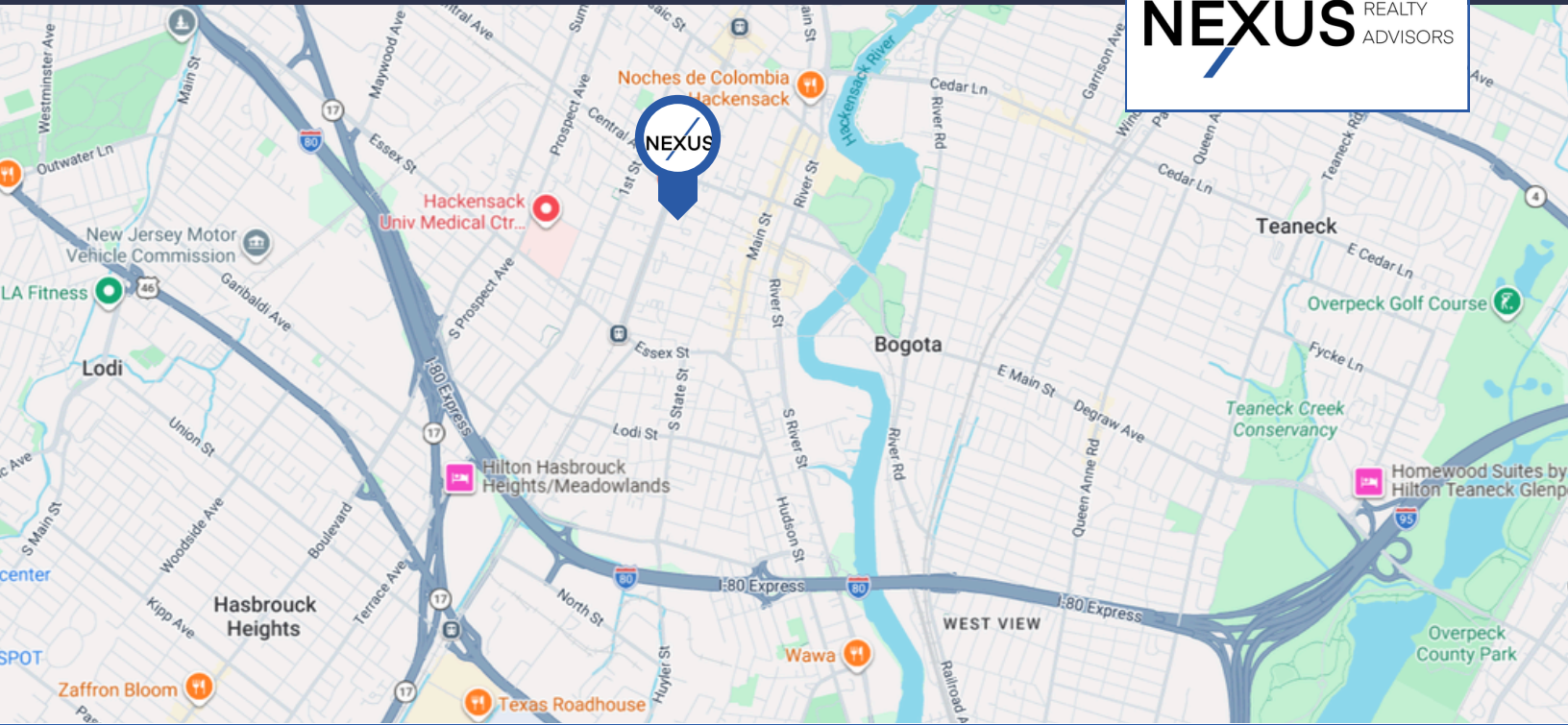


**3 DRIVE IN DOORS**





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## CLOSE PROXIMITY TO:

**I-80 Express**



**I-95 / NJ TPKE**



**Teterboro Airport**



**Route 46**



**Route 4**



**Route 17**



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