

# **67 S. NEWMAN STREET**

# HACKENSACK, NJ

5,000 ± SQ FT. INDUSTRIAL/MANUFACTURING PROPERTY

## CONTACT EXCLUSIVE BROKER HENRY TORRES

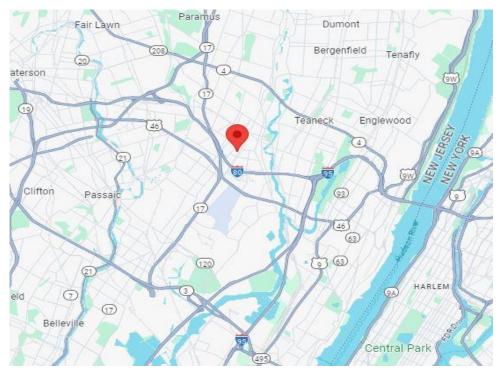
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### 67 S. NEWMAN STREET // HACKENSACK, NJ

**Team Resources**, as exclusive agent, is pleased to present this 5,000 +/- sf industrial/manufacturing property with easy access to major highways.



#### **PROXIMITY TO KEY LOCATIONS**

NJ Turnpike 12 +/- miles

Lincoln Tunnel 12 +/- miles

G W Bridge 7.3 +/- miles

Route 80 1 +/- miles

#### **Property Description** 5,000 +/- sq. ft. **Available Office Space:** Small office space 13' +/- sq. ft. **Ceiling Height:** Loading: 1 Drive-In Power: 400 amps Parking: 30 cars Sale Price: \$1,650,000 Taxes: Approx. \$43,000/year

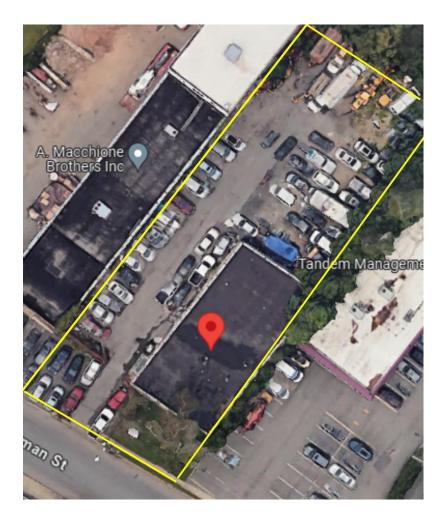
Hurry! Here's your amazing opportunity to own a 5k sq. ft. building on a 100x266 sq. ft. lot with some office space in the heart of Bergen County, NJ! It offers 1 Drive-in Door, approximately 13' ceilings, large private parking lot, with 400 amps power. Located in the Health Care Services (HCS) overlay zone in Hackensack and just a few blocks away from Hackensack Medical Center. Additionally, this site formerly had approvals to build a 5 story Medical building, but approvals had expired. The building is currently being used as a mechanics shop & used car lot by a Tenant. Building is being sold in "AS-IS" condition, reflected in the asking price of \$1,650,000.

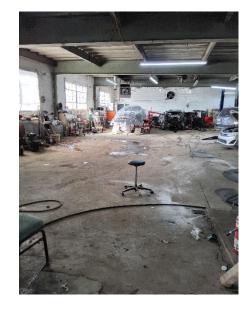


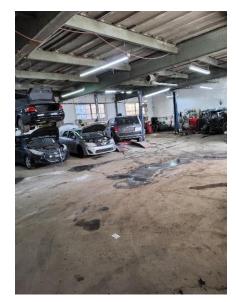
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All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.









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