FOR LEASE

175 LOUIS ST. SOUTH HACKENSACK, NJ



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175 LOUIS ST. // south hackensack , nj

Team Resources, as exclusive agent, is pleased to present this industrial property of 25,720 +/- Sq. Ft. for lease.



PROXIMITY TO KEY LOCATIONS

This building location provides easy access to many major highways including State Routes 3, 4, 17, I-80 as well as NJTPK, making this location efficient for any kind of distribution to your customers.

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Property Description

Available Space:	25,720 +/- sq. ft.
Building Size:	25,720 +/- sq. ft.
Acreage:	1.01 acres
Office Space:	2,600 +/- sq. ft.
Ceiling Height:	17' clear
Loading Doors:	2 tailboard doors / 1 drive-in
Parking:	ample
Parking: Sprinklers:	ample wet
Sprinklers:	wet
Sprinklers: Power:	wet 400 amps

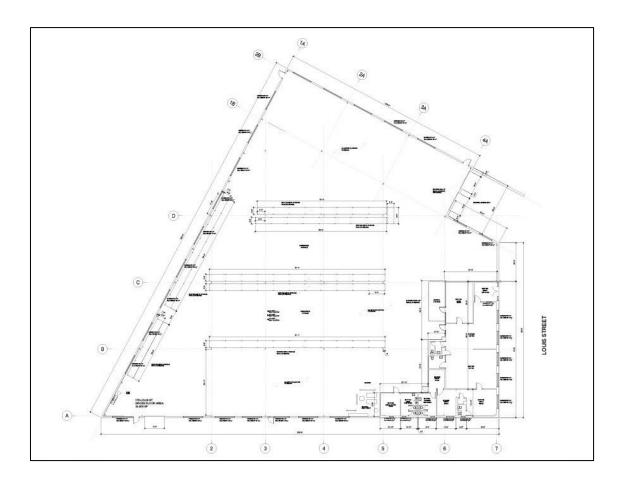
Overview

This 25,720 SF warehouse distribution facility is a prime opportunity in the heart of Bergen County. Strategically located just minutes from all major highways, this free-standing building offers seamless access for logistics and distribution. Key features include: 2 loading docks & 1 drive-in door for efficient operations, 17' ceiling height, ideal for warehousing & storage, renovated in 2024, ensuring a modern and updated facility, new roof installed 2022 for long-term durability and ample parking to accommodate employees and visitors. With its excellent location, functional layout, and recent upgrades, 175 Louis St. is an ideal choice for businesses seeking a well-equipped warehouse or distribution center.



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 notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are <u>urged</u> to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

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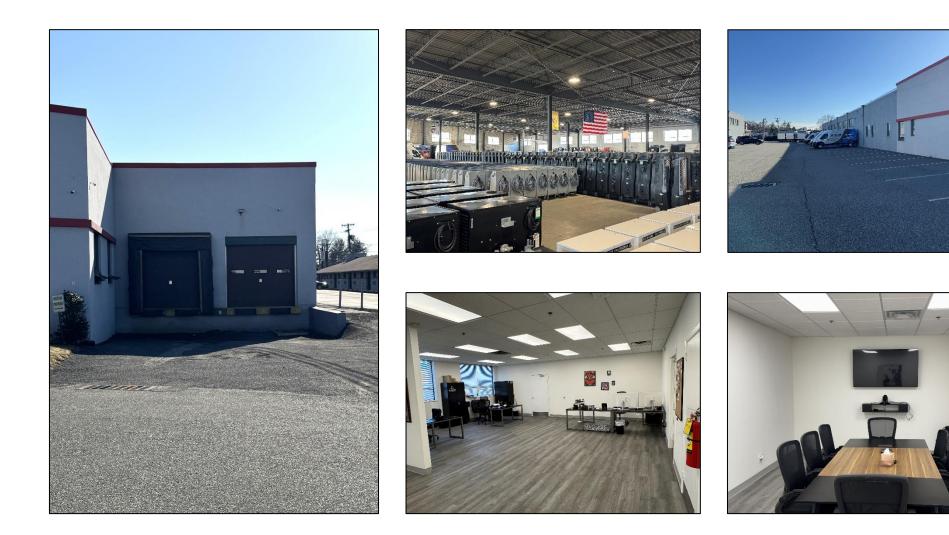
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PHOTOS

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