

FOR LEASE

175 LOUIS ST. SOUTH HACKENSACK, NJ



25,720 +/- SQ FT. INDUSTRIAL PROPERTY

CONTACT EXCLUSIVE BROKER

Eric Lewin

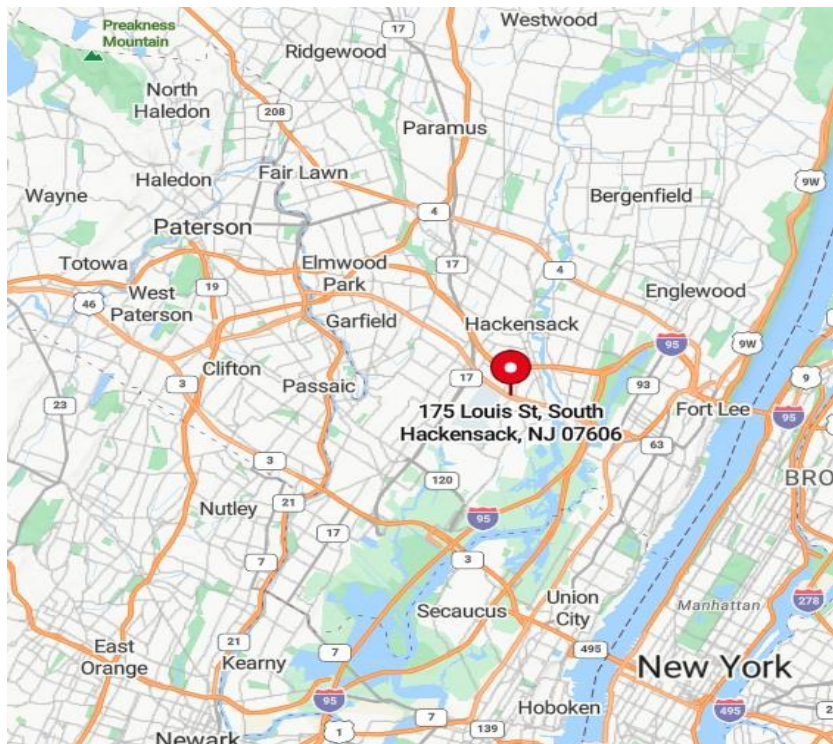
Mobile (201) 832 - 4569

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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

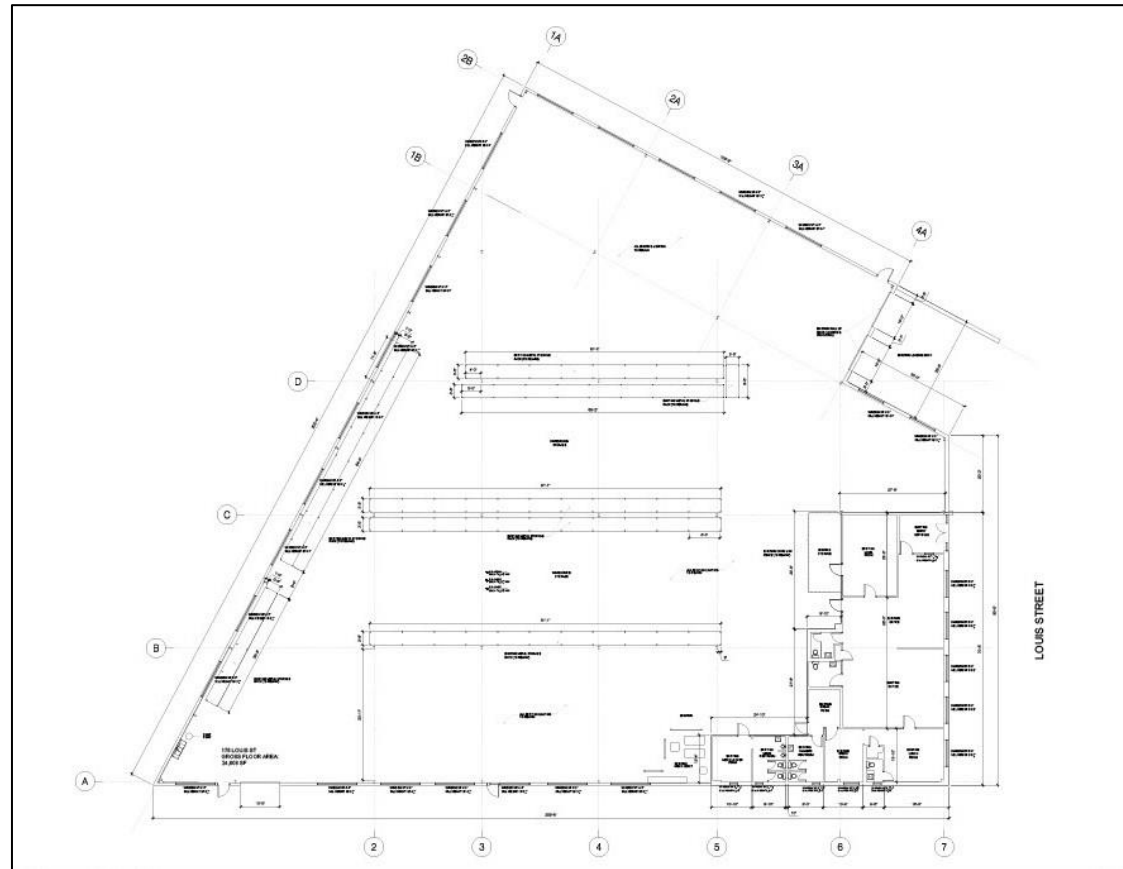
Available Space:	25,720 +/- sq. ft.
Building Size:	25,720 +/- sq. ft.
Acreage:	1.01 acres
Office Space:	2,600 +/- sq. ft.
Ceiling Height:	17' clear
Loading Doors:	2 tailboard doors / 1 drive-in
Parking:	ample
Sprinklers:	wet
Power:	400 amps
Lease Price:	Upon request
Taxes/CAM:	\$3.07/\$0.35 psf
Occupancy:	August 1, 2025

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.



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