

FOR LEASE: 21,000 +/- SQ. FT. INDUSTRIAL PROPERTY



# 150 LOUIS ST

SOUTH HACKENSACK, NJ 07606

Contact **Exclusive** Broker

**Eric Lewin**

Office (201) 438-1177

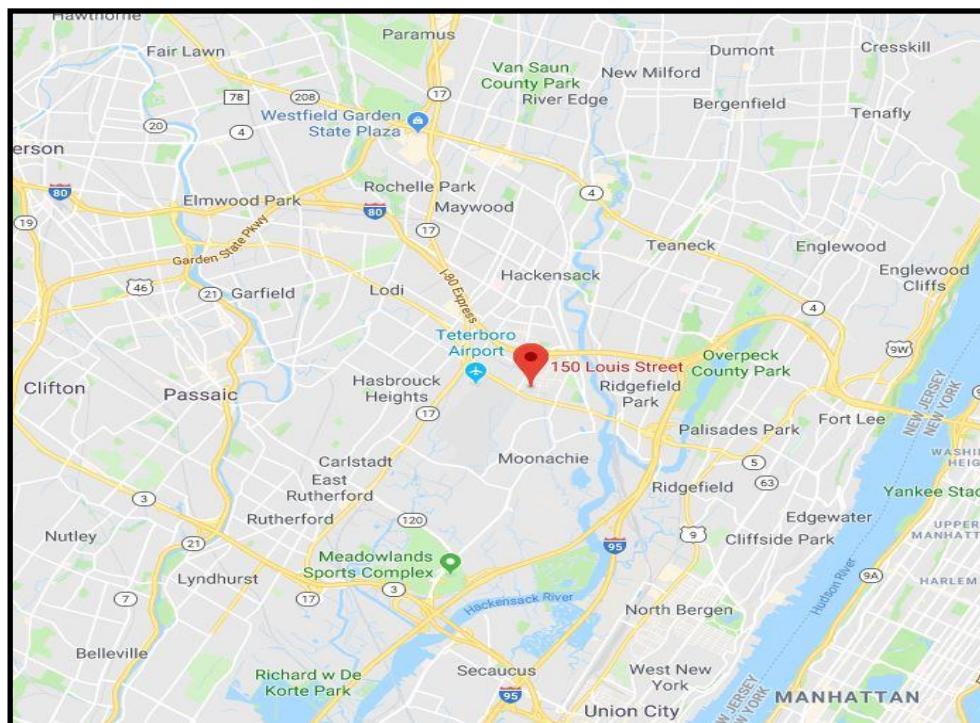
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[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)



# 150 LOUIS ST // SOUTH HACKENSACK, NJ 07606

**Team Resources** is pleased to present this 21,000 +/- sq. ft. prime industrial space for lease. Strategically located in the heart of South Hackensack, and just minutes to Routes 17, 46, I-80, and the NJ Turnpike, this well-positioned property is ideal for warehousing, distribution, light manufacturing, or service-related businesses seeking proximity to New York City and major transportation hubs. The building offers efficient warehouse space with high ceilings, multiple loading options, and ample parking to support logistics and operations. Its flexible layout accommodates a variety of industrial uses, while the central Bergen County location ensures quick connections to regional and tri-state markets.



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## Property Description

<b>Available Space:</b>	21,000 ± sq. ft.
<b>Building Size:</b>	21,000 ± sq. ft.
<b>Acreage:</b>	0.75 ± acres
<b>Office Space:</b>	2,575 ± sq. ft.
<b>Ceiling Height:</b>	16' ceilings
<b>Loading Doors:</b>	2 tailboards & 1 UPS Door
<b>Parking:</b>	30 car parking
<b>Sprinklers:</b>	wet
<b>Power:</b>	400 amps/208 volts
<b>Lease Rate:</b>	Upon request
<b>Taxes:</b>	\$3.20 psf
<b>Insurance:</b>	\$0.52 psf (incl. sewer)
<b>Occupancy:</b>	March 1, 2026

## KEY DISTANCES

GWB	10 +/- miles
Lincoln Tunnel	12 +/- miles
Ports	15 +/- miles



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