

# 237

WASHINGTON AVE  
HACKENSACK, NJ

For Sale  
**6,000 SF**  
Industrial Building



**NEW ROOF INSTALLED IN 2024!**

- **Extremely well-maintained**
- **NEW roof**
- **Windows replaced less than 10 years ago**
- **Upgraded heaters**
- **Upgraded A/C units (with quarterly preventive maintenance).**

## Property Features

- Well maintained freestanding 6,000 SF building
- Six (6) Car parking
- Newer two (2) year old roof
- Loading: 12' overhead drive-in door
- Power: 400 Amps
- Ceiling Height: 13' under the iron
- One (1) ADA compliant bathroom
- Handicap ramp at entry
- 3,600 SF Warehouse
- 2,400 SF Office/showroom/production area
- Taxes: \$37,667.24 /year

 **For more information**

**Dominic M. Fittizzi | Vice President**

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**SALE PRICE \$1,650,000**

**\$275.00 PSF**

**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

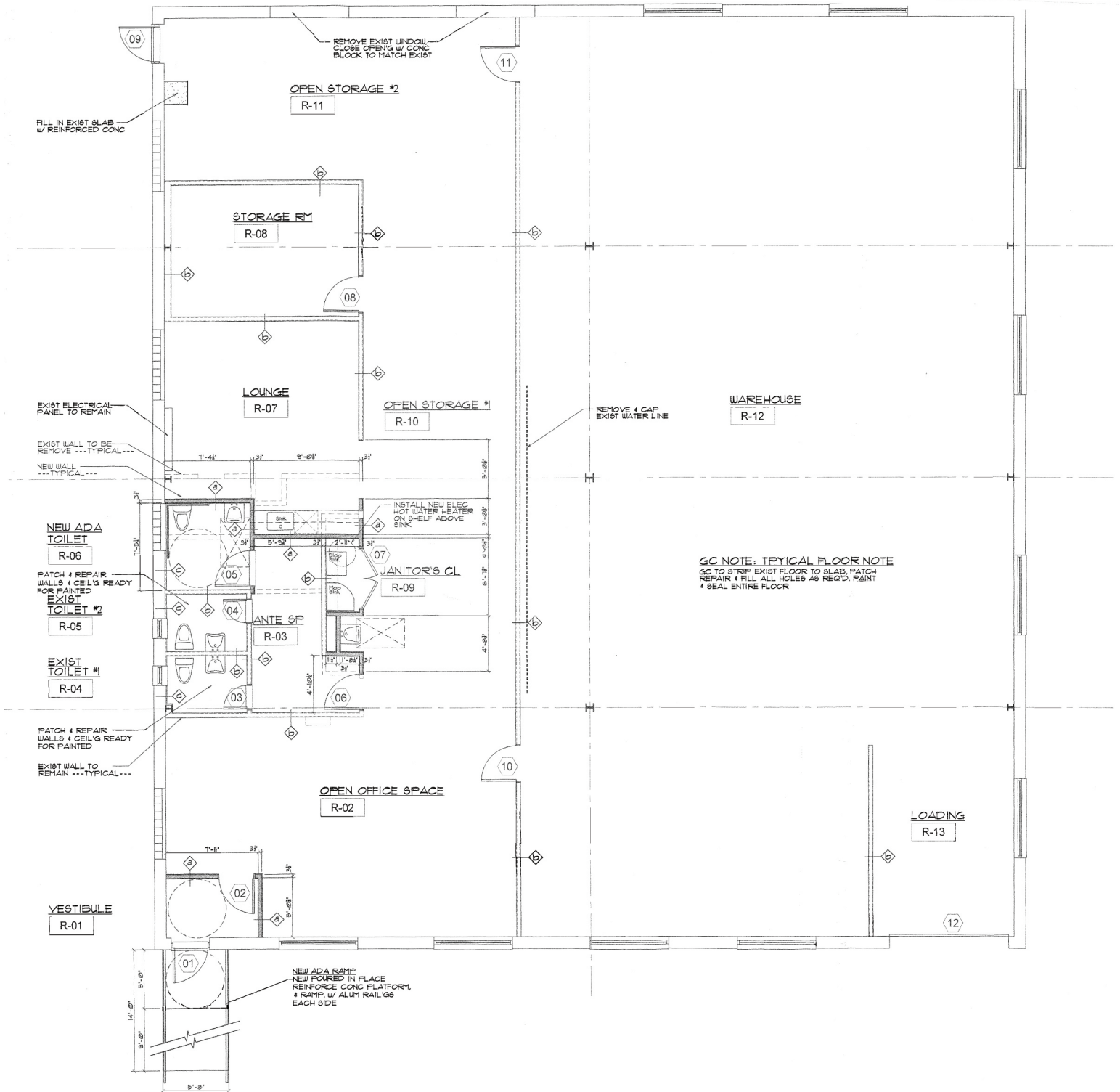
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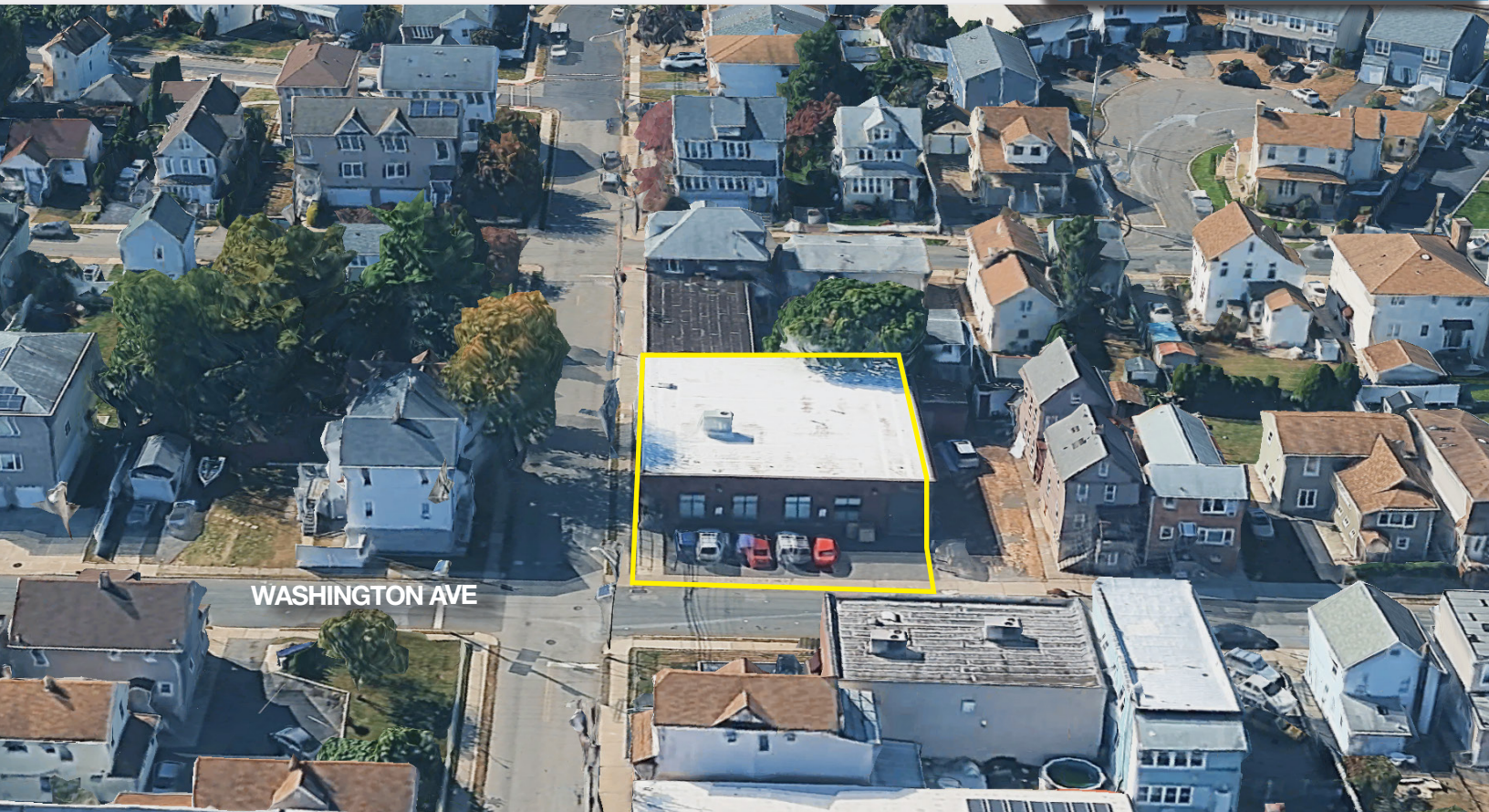
### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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**EXCELLENT LOCATION: 2 minutes from Route 80. 10 minutes to George Washington Bridge.**

