

120,573 SF ON 15 ACRES

Premium Class A High-Volume Flow Through Facility for Lease

Where High-Volume Meets High-Performance



177 Exterior Doors



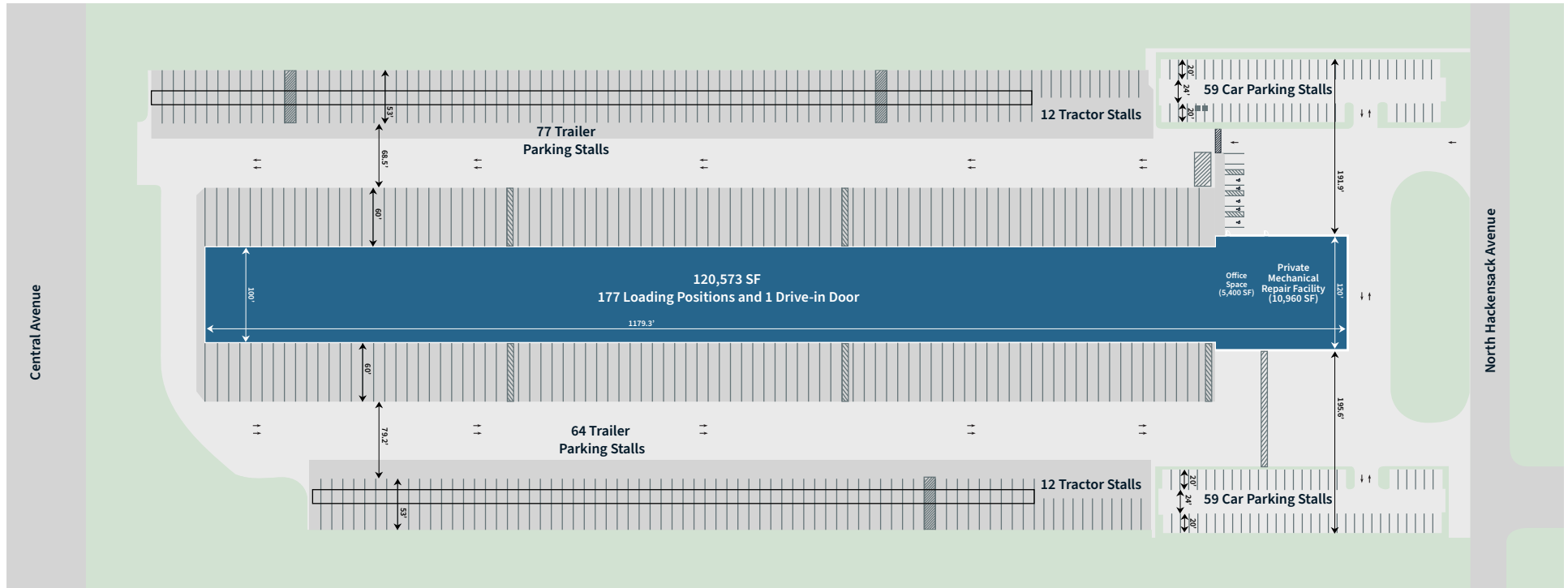
4 bay maintenance shop





A Breakthrough in Logistics Operations

Discover 15 N Hackensack, the only Available Class A truck terminal in Northern New Jersey. The premium 177 door high-volume flow through facility situated in minutes from America's second largest port and features unrivaled connectivity to the entire New York Metropolitan market. An on-site maintenance facility eliminates costly downtime, while trophy-grade infrastructure ensures seamless operations around the clock. 15 N Hackensack doesn't just meet the demands of today's logistics landscape – it defines the future of distribution excellence in the nation's most critical freight corridor.



Building Specifications:

Total Building Size	± 120,573 SF
Maintenance Facility	± 10,960 SF
Office	± 5,400 SF
Loading Docks	177
Drive-in Doors	1 drive-In
Drive-through Bays	4 grade level
Sprinklers	Dry

Trailer Parking	141 trailer parking stalls (53' long), 24 tractor stalls
Car Parking	118 car parking stalls
Dock Door	10' x 10', 11'6" centerline between doors
Repair Facility Doors	14' W x 16' H
Clear Height	12'5" at the doors to 16'11" in the center

Building Highlights

- 177 Loading Positions
- 141 Trailer Parking Stalls
- Secured, fenced and lit site
- On-site repair facility
- Concrete landing strips in truck parking areas



- One-way traffic flow allows counter-clockwise approach to all doors
- Sprinkler systems in both the warehouse and repair facility



Connectivity Redefined

15 N Hackensack sits at the nexus of Northern New Jersey's major logistics corridors including I-95, I-280, and I-78. This trophy-class terminal provides effortless connectivity to Port Newark/Elizabeth (Elizabeth Marine Terminal) and Port New York/New Jersey, while offering seamless reach throughout the entire New York Metropolitan Area.



Diverse Labor Supply

DISTRIBUTION/WAREHOUSE LABOR

3 miles	5 miles	10 miles
12,508	35,954	1,50,807

TOTAL LABOR FORCE

3 miles	5 miles	10 miles
1,39,915	4,50,126	29,98,475

WAREHOUSE LABOR / LABOR FORCE

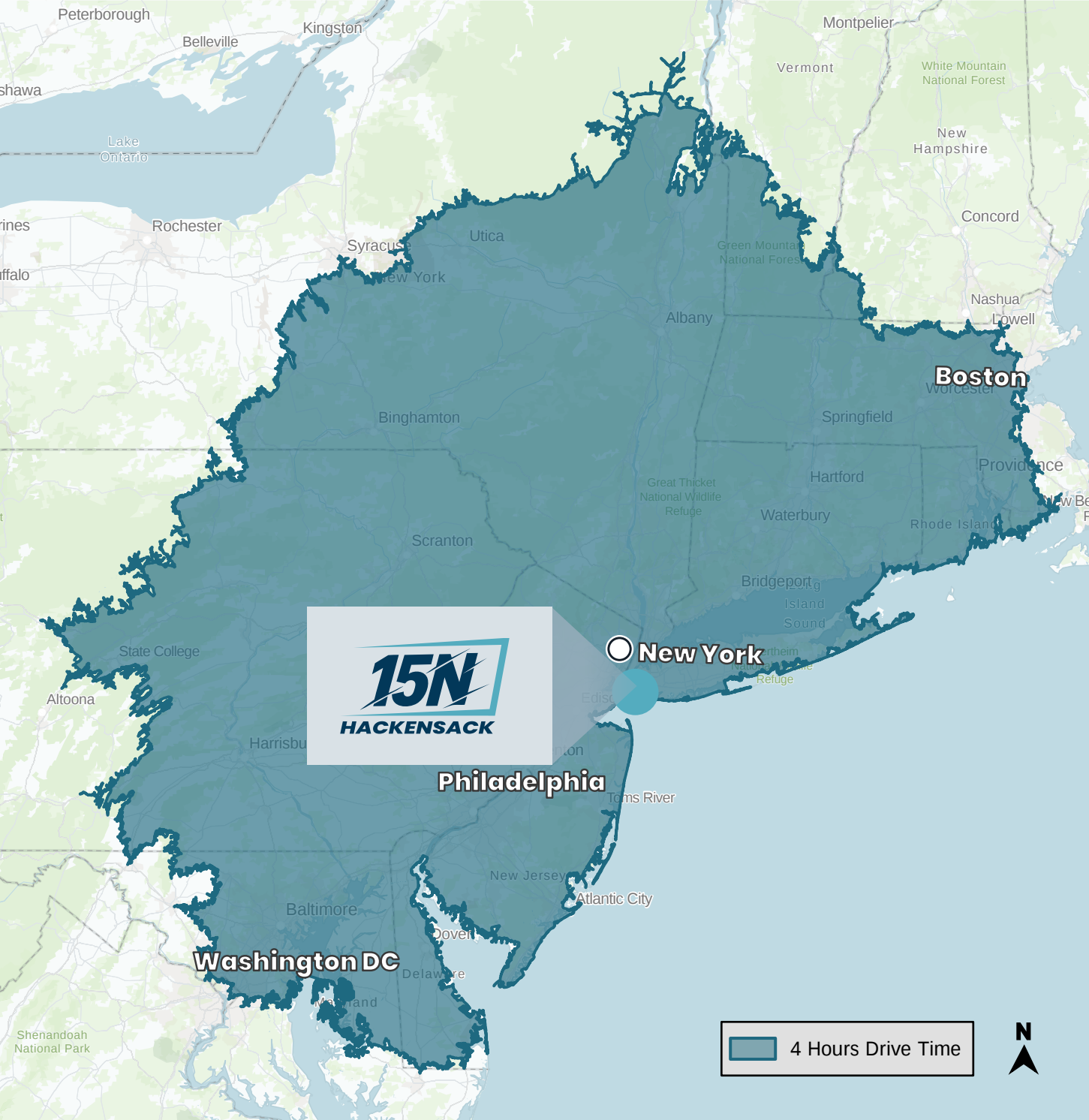
3 miles	5 miles	10 miles
8.9%	8.0%	5.0%

MEDIAN WAREHOUSE HOURLY SALARY (NATIONAL MEDIAN IS \$20.37)

3 miles	5 miles	10 miles
\$22.24	\$22.36	\$22.86

UNEMPLOYMENT RATE (US IS 4.3%, AUGUST 2025)

3 miles	5 miles	10 miles
6.2%	5.5%	5.3%



Expansive Market Reach

49M POP within a
4-hour drive time
from 15 N Hackensack

15 N Hackensack provides unparalleled market access to 20 major Tier 1 and Tier 2 cities within a 4-hour drive time, including premier markets such as New York, Philadelphia, Boston, and Washington DC, as well as key secondary markets like Albany, Hartford, Providence, Syracuse, Rochester, Baltimore, and Allentown, positioning your operations at the epicenter of the Northeast's most dynamic industrial and consumer corridor.

Premier Regional Distribution

DRIVING DISTANCE

CSX Terminal	4.0 miles
--------------	-----------

Conrail Terminal	4.2 miles
------------------	-----------

Newark Airport	6.2 miles
----------------	-----------

Port Liberty Bayonne	6.2 miles
----------------------	-----------

Port Newark/ Elizabeth Terminal	6.4 miles
------------------------------------	-----------

Elizabeth Marine Terminal	7.4 miles
------------------------------	-----------

Norfolk Southern Intermodal Terminal	9.0 miles
---	-----------

NJ Turnpike (I-95)	2.1 miles
--------------------	-----------

I-78	3.8 miles
------	-----------

I-280	5.1 miles
-------	-----------

RT-3	9.0 miles
------	-----------

I-80	20.6 miles
------	------------

Holland Tunnel	5.2 miles
----------------	-----------

Lincoln Tunnel	12.0 miles
----------------	------------

George Washington Bridge	21.1 miles
-----------------------------	------------

Verrazano- Narrows Bridge	22.3 miles
------------------------------	------------





David Knee
Vice Chairman
+1 201 528 4440
david.knee@jll.com

Dean Brody
Vice Chairman
+1 201 528 4410
dean.brody@jll.com

Ignatius Armenia
Managing Director
+1 201 528 4419
ignatius.armenia@jll.com

Jones Lang LaSalle Brokerage, Inc.
1 Meadowlands Plaza
East Rutherford, NJ 07073
+1 201 528 4400

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025. Jones Lang LaSalle IP, Inc. All rights reserved.



CROWN
ENTERPRISES LLC