

# 147 CENTRAL AVENUE

*A 19,000 SQFT.  
VACANT WAREHOUSE  
IN HACKENSACK, NJ*



The Property is a 19,000 square foot industrial flex warehouse occupied by current ownership. The Property will be delivered vacant and unencumbered by lease or debt.

The Property is located approximately seven miles from Manhattan; both the George Washington Bridge and Lincoln Tunnel are approximately fifteen-minute by car. Hackensack is the epicenter of Bergen County, New Jersey's wealthiest and most populated county. Approximately 21,000,000 people reside within a 20-mile radius, making this one of the most attractive locations for distribution in the country.

## PROPERTY DETAILS

Property Type	Industrial Warehouse
Interest	Fee simple
Rentable Building Area	19,000 sqft.
<i>Industrial</i>	13,750 sqft.
<i>Office</i>	5,250 sqft.
Lot Area	19,998 sqft.
Zoning	M1
Stories	2
Ceiling Height	18'
Docks	2 ext.
Drive Ins	1 tot./10' w x 13' h
Parking	25 spaces

