

Industrial Space Available

601 Route 46
Hasbrouck Heights, NJ

Move Your Business to Northern New Jersey

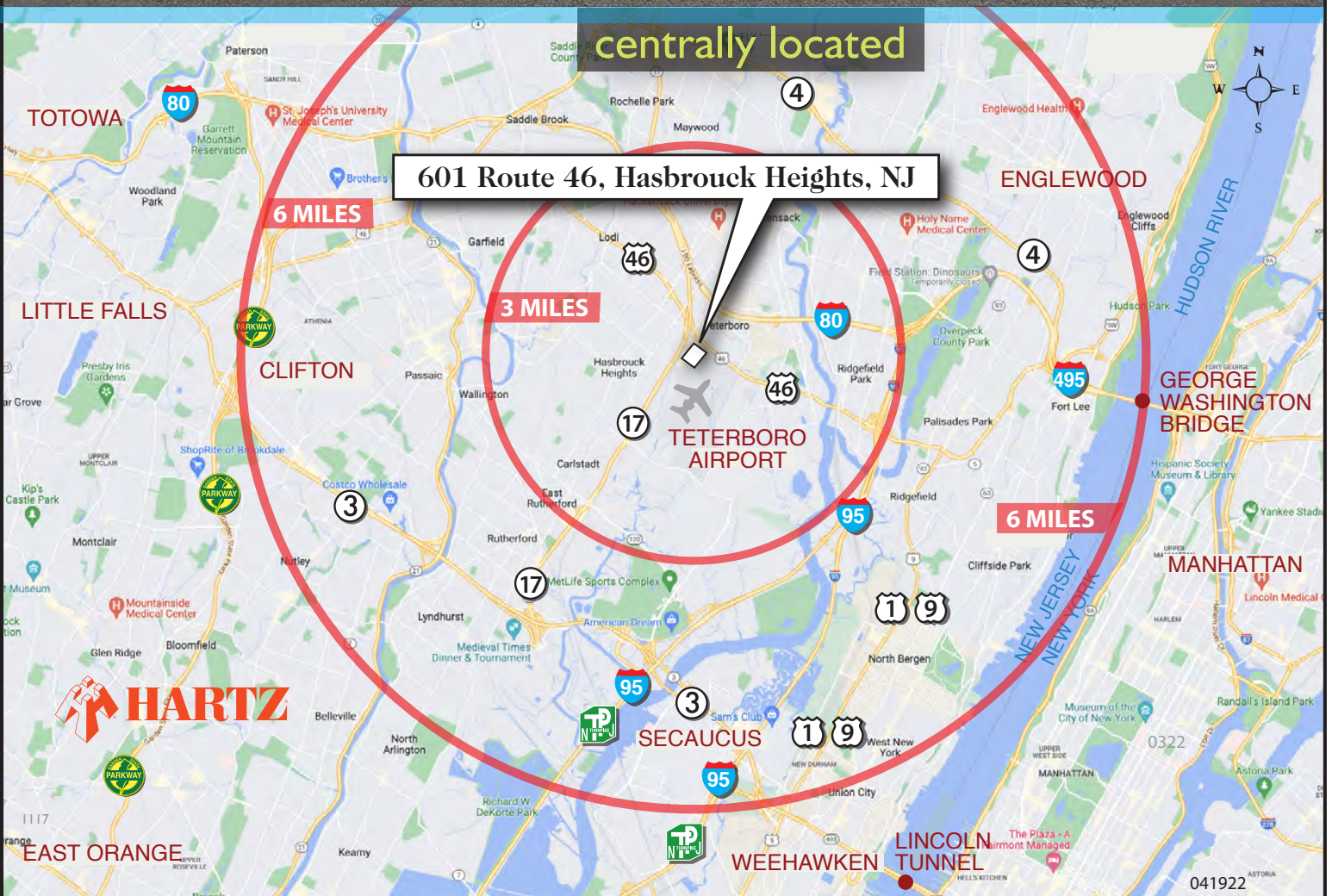
Crossroads of    and 7 Miles from NYC

118,582 SF Available February 1, 2023

Available: 118,582 SF Total
Warehouse: 88,824 SF
Office: 16,167 SF – 1st Floor
Office: 13,591 SF – 2nd Floor



- **Floor Load (Warehouse): 250 lbs psf**
- **Column Spacing: 29'-7" x 45'-3" +/-** (end column bay dimensions vary)
- **Loading Docks Seven (7) Overhead Doors (8' x 8')**
One (1) Drive-In (12' x 14')
- **2000 amps, 3-phase, 4-wire, 480/277 volts**
- **Clear Ceiling Height: 22'-0"**



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Available Space (Warehouse): 88,824 SF
Available Space (Office): 16,167 SF
Available Space (Office, 2nd FL): 13,591 SF

Floor Load (Warehouse): 250 lbs psf
Floor Load (Office): 80 lbs psf

Clear Ceiling Height (Warehouse): 22'-0"

Column Spacing: 29'-7" x 45'-3" +/-
(end column bay dimensions vary)

Loading Docks:

Seven (7) 8' x 8' loading docks
One (1) 12 x 14' Drive-In

Fire Protection: Fully sprinklered.

Warehouse: .22/2,000 FT bulk storage 20' high



**2nd Floor
OFFICE**



For leasing information, please contact:

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