

PROPERTIES

# Depo @ I-287

±244,000 SF Build-to-Suit Opportunity  
Delivering Q4 2028

DEVELOPMENT



30 Union Ave, Haskell (Wanaque), NJ

SITE PLAN



SPECIFICATIONS

|                     |             |
|---------------------|-------------|
| Building SF         | 244,000     |
| Acres               | 30.88       |
| Office SF           | To Suit     |
| Building Dimensions | 775' x 320' |
| Clear Height        | 40'         |
| Column Spacing      | 56' x 50'   |
| Speed Bays          | 60'         |
| Loading Docks       | 41          |
| Drive-Ins           | 2           |
| Loading Format      | Rear Loaded |
| Truck Court Depth   | 130' - 185' |
| Trailer Stalls      | 44          |
| Car Spaces          | 150         |
| Sprinkler           | ESFR        |
| Power               | 3,000 Amps  |
| Lighting            | LED         |
| Delivering          | Q4 2028     |

LOCAL ACCESS

**DEPO** @ I-287  
Haskell NJ

**I-287**  
0.1 Mile



UNION AVE

EXIT 55

EXIT 52A-B

**Route 23**  
2 Miles

202

Hamburg Tpke

**Route 202**  
4 Miles

EXIT 58

**Route 208**  
5 Miles

EXIT 59

208

202

**I-287**

**I-287**

23

## REGIONAL ACCESS

**I-287**  
0.1 Mile

**I-95 / NJ Turnpike**  
22 Miles

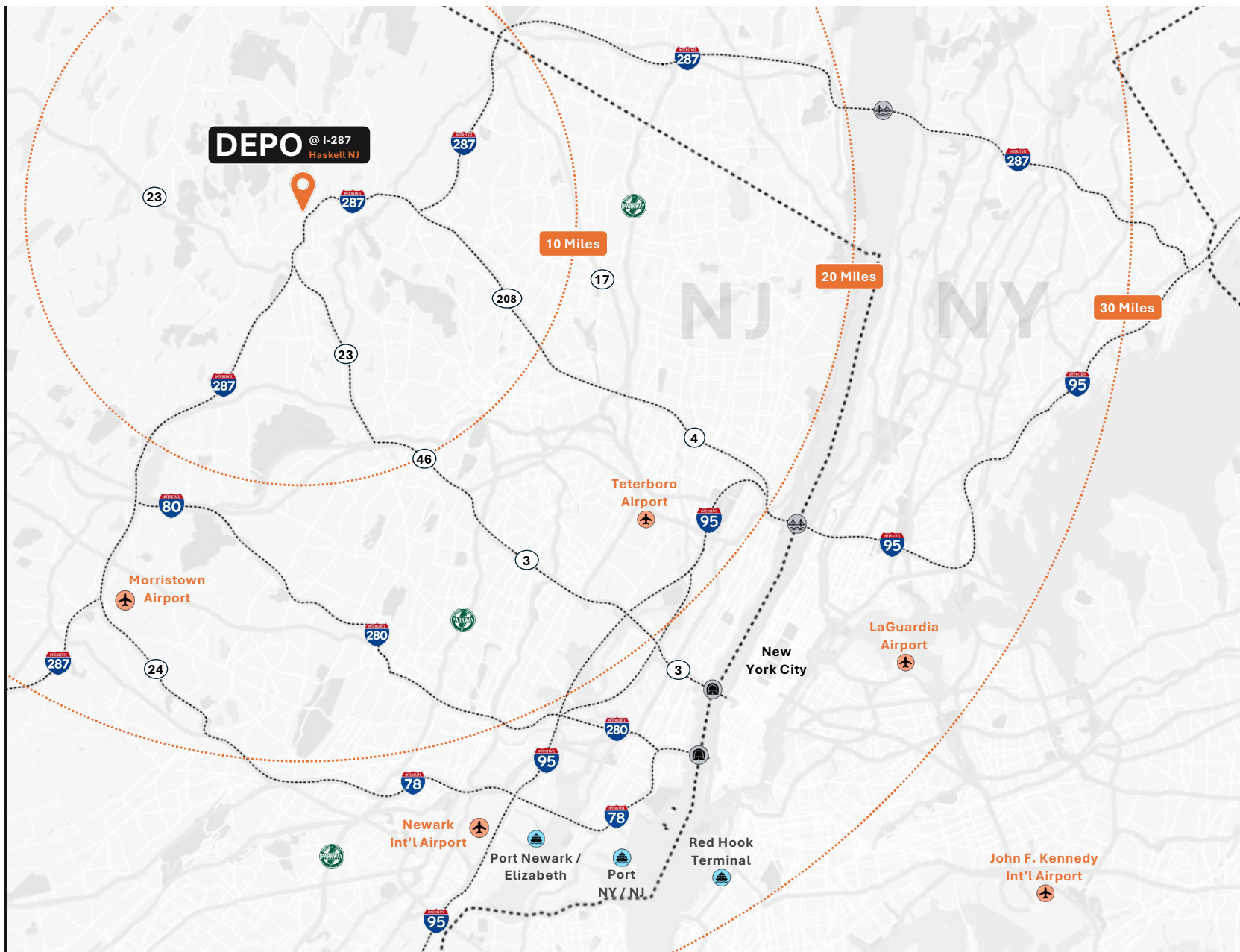
**New York City**  
25 Miles

**Newark Int'l Airport**  
32 Miles

**Port Newark / Elizabeth**  
32 Miles

**Port NY / NJ**  
41 Miles

**Philadelphia PA**  
110 Miles



## CONTACT

**Nicholas DePaolera**

Nick@D4PropertiesLLC.com  
(973) 270-4684

**D4 PROPERTIES**

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.