

DEPO @ I-287

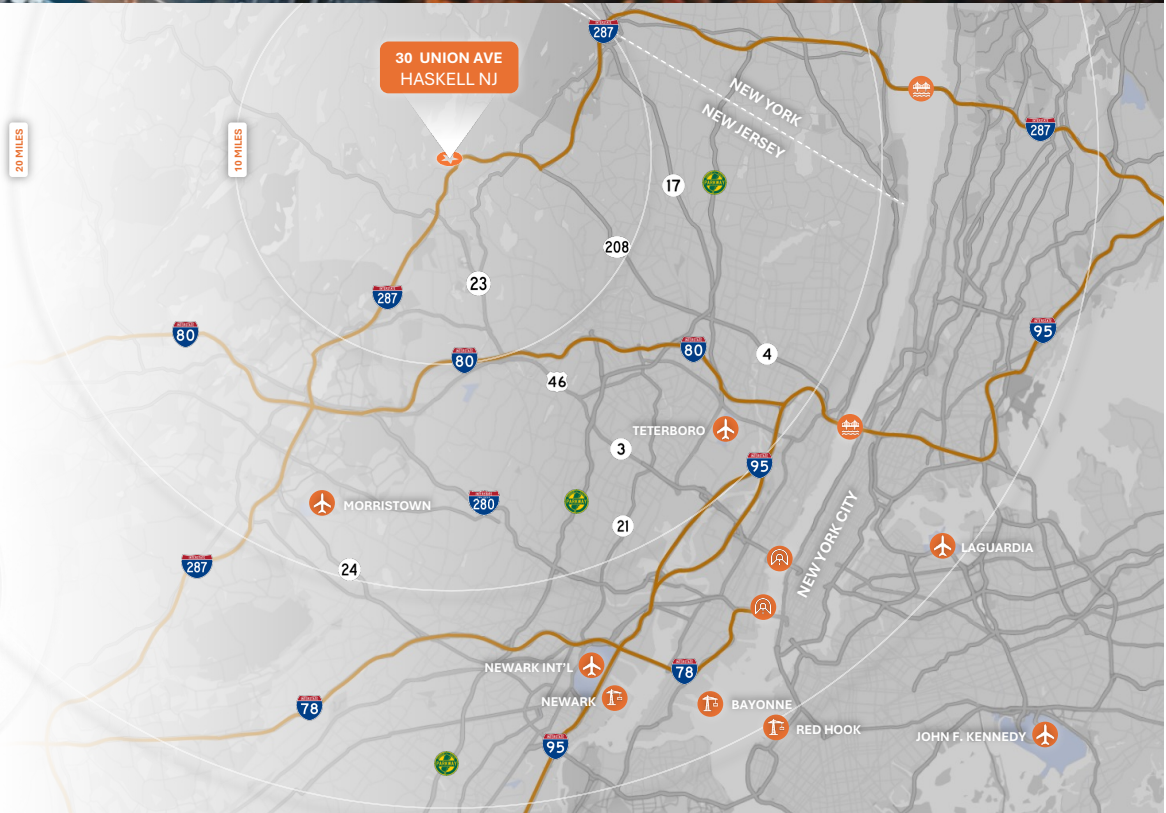
30 Union Ave, Haskell (Wanaque) NJ 07420

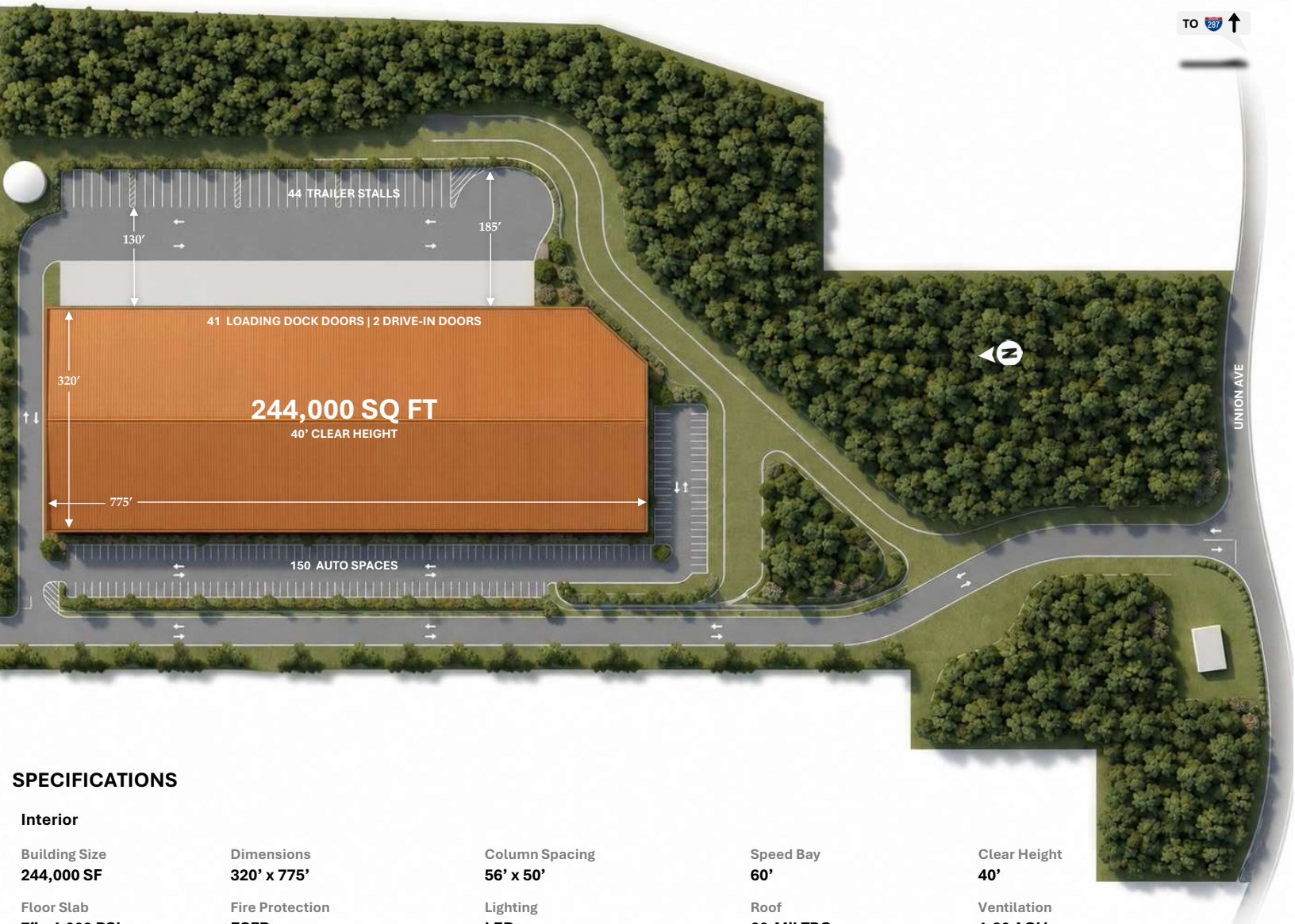
244,000 SF · 40' Clear Height · 41 Loading Docks · 44 Trailer Stalls · 0.1 Mile to I-287 · 30-Year PILOT



LOCATION HIGHLIGHTS

- 0.1 Mile
Interstate 287
- 2 Miles
Route 23
- 5 Miles
Route 208
- 13 Miles
NY/NJ Border
- 25 Miles
Manhattan (Toll Free)
- 28 Miles
Mario Cuomo Bridge
- 31 Miles
Newark Int'l Airport
- 33 Miles
Port Newark





SPECIFICATIONS

Interior				
Building Size 244,000 SF	Dimensions 320' x 775'	Column Spacing 56' x 50'	Speed Bay 60'	Clear Height 40'
Floor Slab 7" - 4,000 PSI	Fire Protection ESFR	Lighting LED	Roof 60-Mil TPO	Ventilation 1.26 ACH
Exterior				
Acres 30.88	Car Parking 150 (4 EV)	Trailer Parking 44	Loading Docks 41	Drive-In Doors 2
Truck Court Depth 185'	Loading Dock Apron 60'	Traffic Circulation Clockwise	Clerestory Windows Yes	Amenity Panoramic Views
Utilities				
Electric JCP&L	Gas PSE&G	Water Wanaque Water Dept	Sewer WVRSA	Telecom Verizon
Leasing			Contact	
Lease Rate Please Call	Opex* \$2.60 per SF		Person Nick DePaolera	Office 973.934.0943
Delivery Q4 2028	Website D4PropertiesLLC.com/Depo		Cell 973.270.4684	Email Nick@D4PropertiesLLC.com
*Estimated				