

30 UNION AVE

HASKELL (WANAQUE), NJ 08804

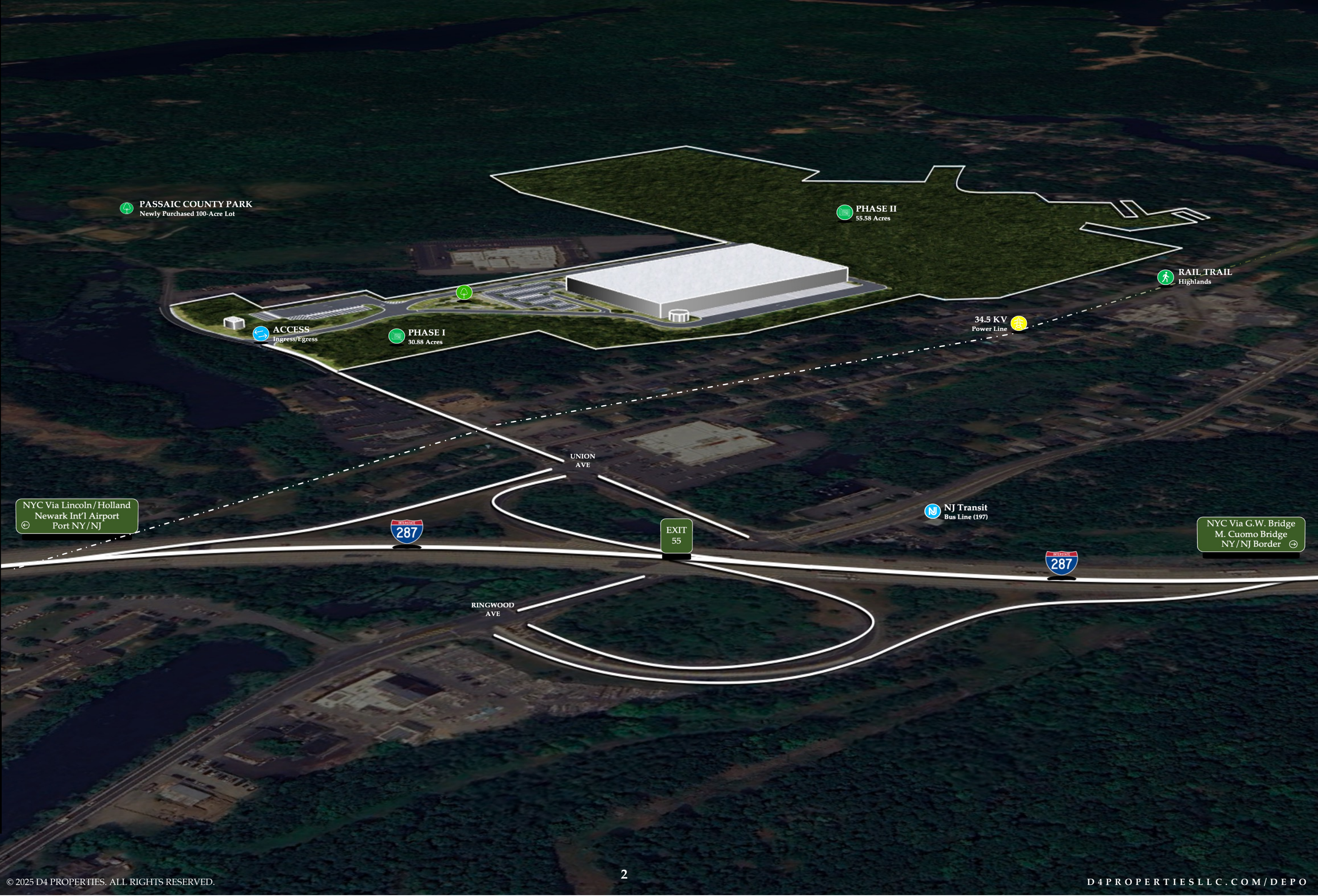
30 Year PILOT
Long Term Savings

Seconds
to/from Interstate 287

24/7 /365
Permitted Operating Hours

NYC
24 Miles to GW Bridge





PASSAIC COUNTY PARK
Newly Purchased 100-Acre Lot

PHASE II
55.58 Acres

RAIL TRAIL
Highlands

34.5 KV
Power Line

PHASE I
30.88 Acres

ACCESS
Ingress/Egress

UNION
AVE

NYC Via Lincoln/Holland
Newark Int'l Airport
Port NY/NJ

287

EXIT
55

NJ Transit
Bus Line (197)

287

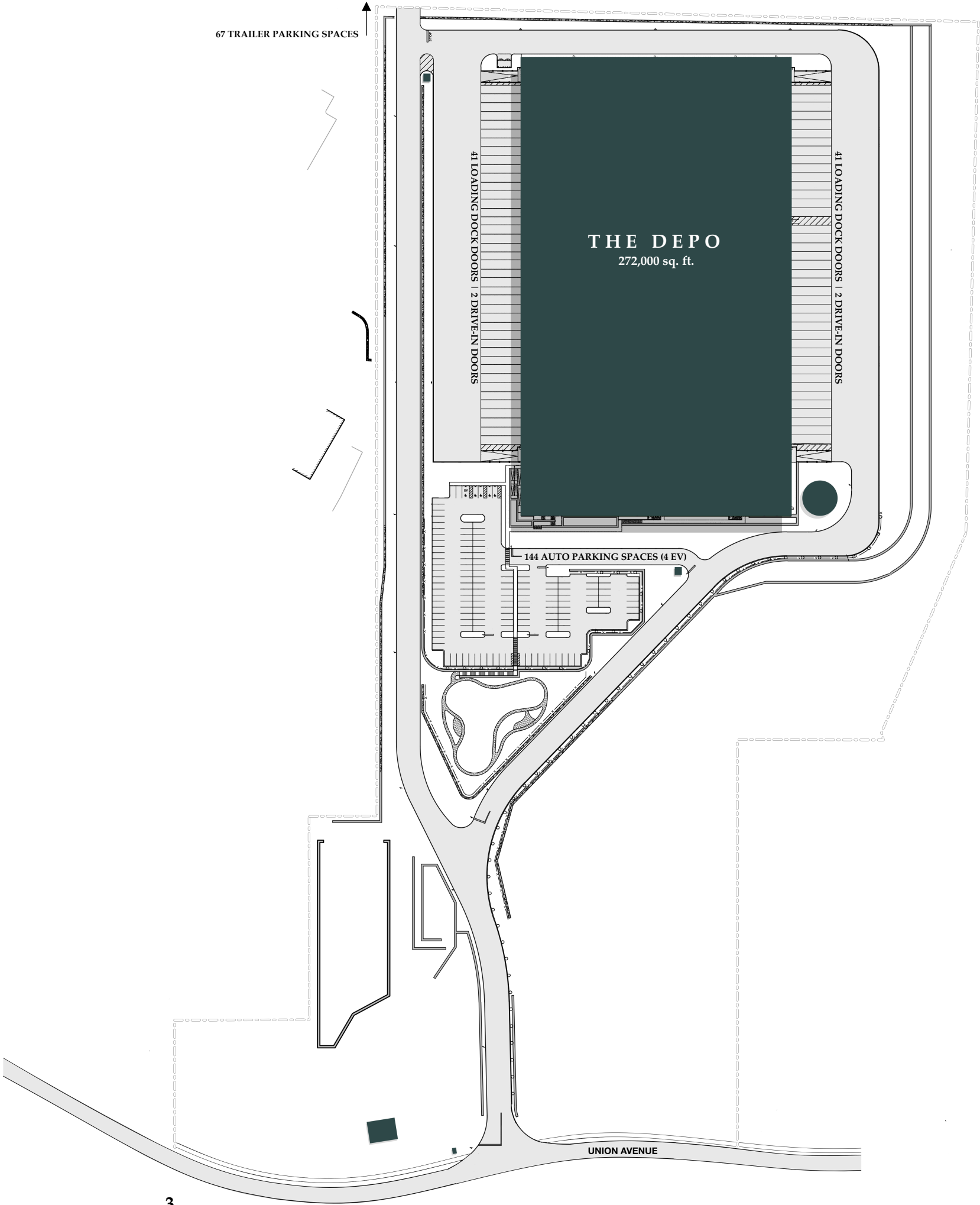
NYC Via G.W. Bridge
M. Cuomo Bridge
NY/NJ Border

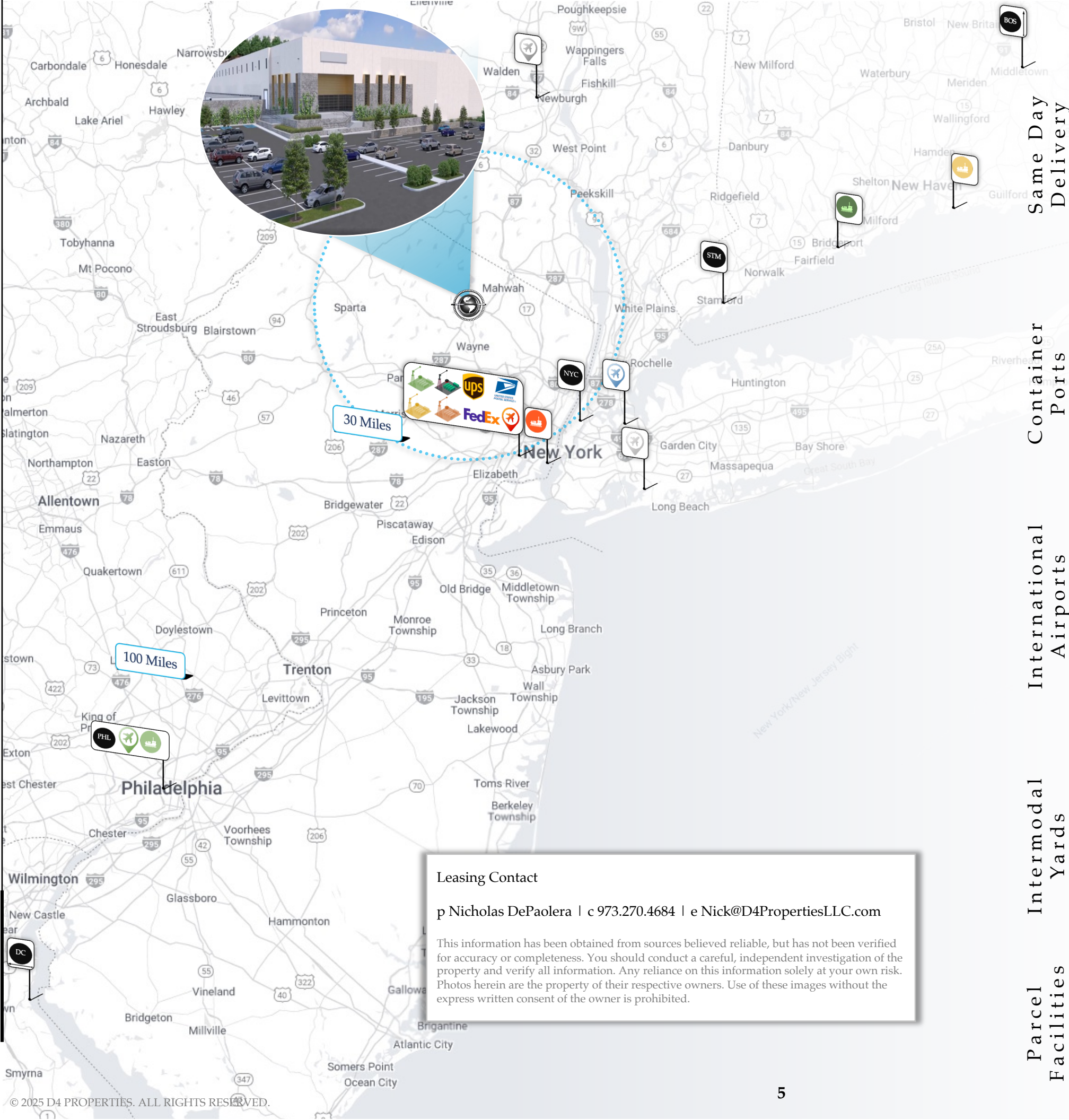
RINGWOOD
AVE



BUILDING SPECIFICATIONS

Building Size	272,000 sq. ft.
Office Area	To Suit
Clear Height	40'
Dimensions	400' x 680'
Column Spacing	54' x 56'
Dock Doors	82
Drive-Ins	4
Building Configuration	Cross Dock
Trailer Parking	67+
Automobile Parking	144 (44 EV) Spaces
Sprinklers	ESFR
Lighting	LED
Entitlement Status	Approved
Asking Rate	Inquire for Pricing





Same Day Delivery

	Miles	Minutes
New York NY	24	35
Stamford CT	55	70
Philadelphia PA	87	90
Boston MA	215	240
Washington DC	225	240

Container Ports

Port of New York & New Jersey	35	45
Port of Philadelphia	100	105
Bridgeport Harbor	105	120
Port of New Haven	115	155

International Airports

Newark Liberty Intl. Airport	29	32
Stewart Intl. Airport	46	55
LaGuardia Intl. Airport	39	47
John F. Kennedy Intl. Airport	85	90
Philadelphia Intl. Airport	110	120

Intermodal Yards

Port Newark/Elizabeth Marine Terminal	25	31
Maher Terminal	26	33
APM Terminals, Port Elizabeth	27	35
CSX Expressrail, Port Newark/Elizabeth	28	35

Parcel Facilities

FedEx Ground Hub, Newark NJ	30	40
USPS NJ Regional Facility, Jersey City NJ	32	45
UPS Regional Hub, Bayonne NJ	38	50

Leasing Contact

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