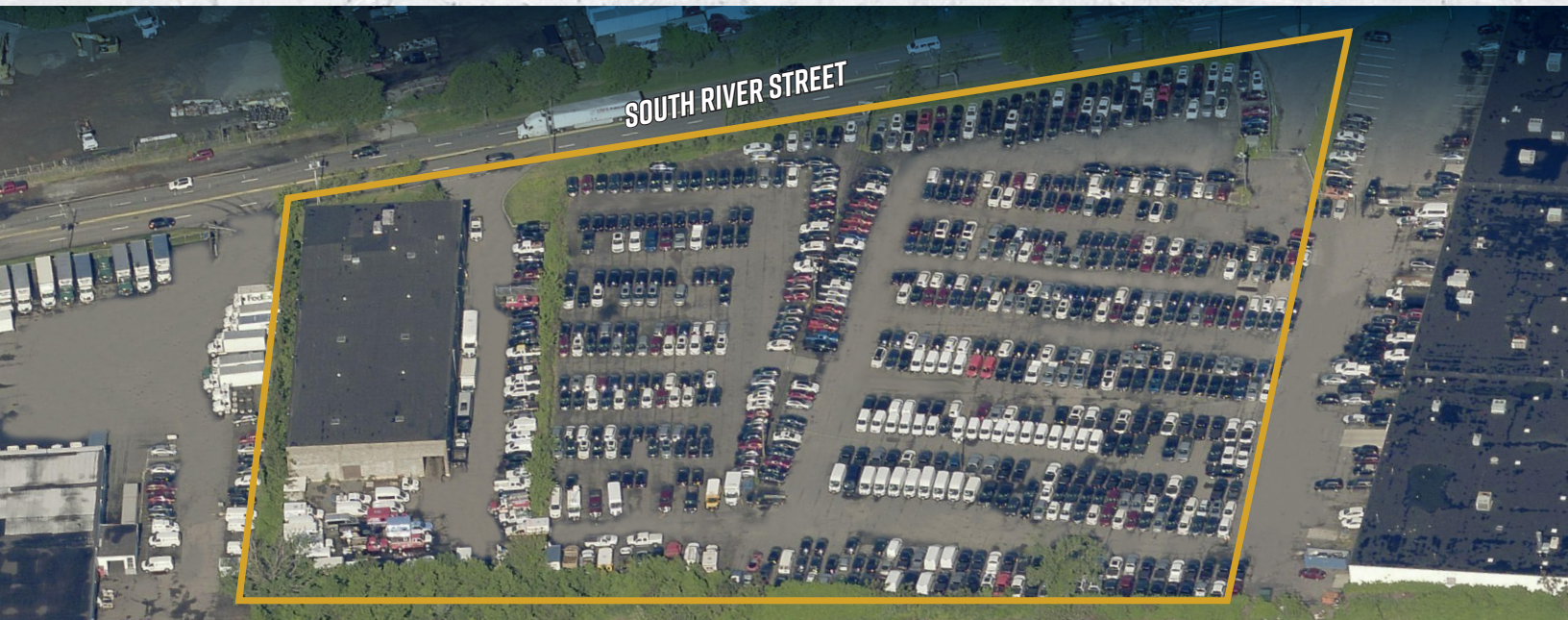




**FOR LEASE**  
**582 SOUTH RIVER STREET**  
**HACKENSACK, NEW JERSEY 07601**



**±25,000 SF MAINTENANCE BUILDING ON ±6.574 ACRES**  
**10 MINUTES TO NEW YORK CITY**

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**CBRE**

**SITEX**  
GROUP 

# 582 SOUTH RIVER STREET

HACKENSACK, NEW JERSEY 07601

## PROPERTY HIGHLIGHTS

**±6.574 ACRES**

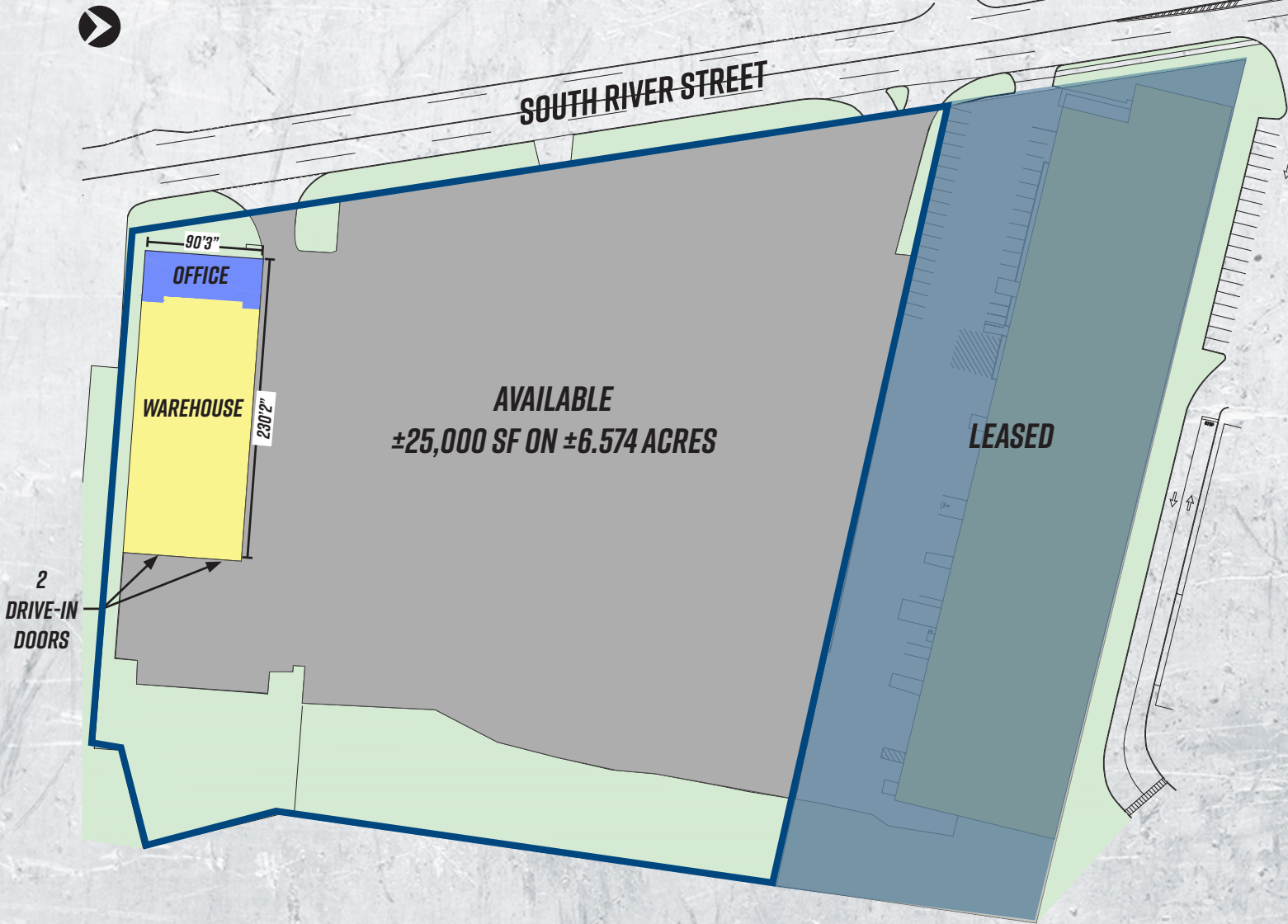
<b>TOTAL BUILDING SIZE</b>	<b>±25,000 SF</b>	<b>CEILING HEIGHT</b>	<b>20'8"</b>
<b>WAREHOUSE SIZE</b>	<b>±18,777 SF</b>	<b>COLUMN SPACING</b>	<b>30' x 30'</b>
<b>FIRST FLOOR OFFICE SIZE</b>	<b>±3,147 SF</b>	<b>SPRINKLERS</b>	<b>Wet</b>
<b>SECOND FLOOR OFFICE SIZE</b>	<b>±3,076 SF</b>	<b>PARKING</b>	<b>±6.574 paved</b>
<b>ACRES</b>	<b>±6.574</b>	<b>POWER</b>	<b>400 amps</b>
<b>DRIVE-IN DOORS</b>	<b>2</b>	<b>OCCUPANCY</b>	<b>Immediate</b>



**AVAILABLE IMMEDIATELY**

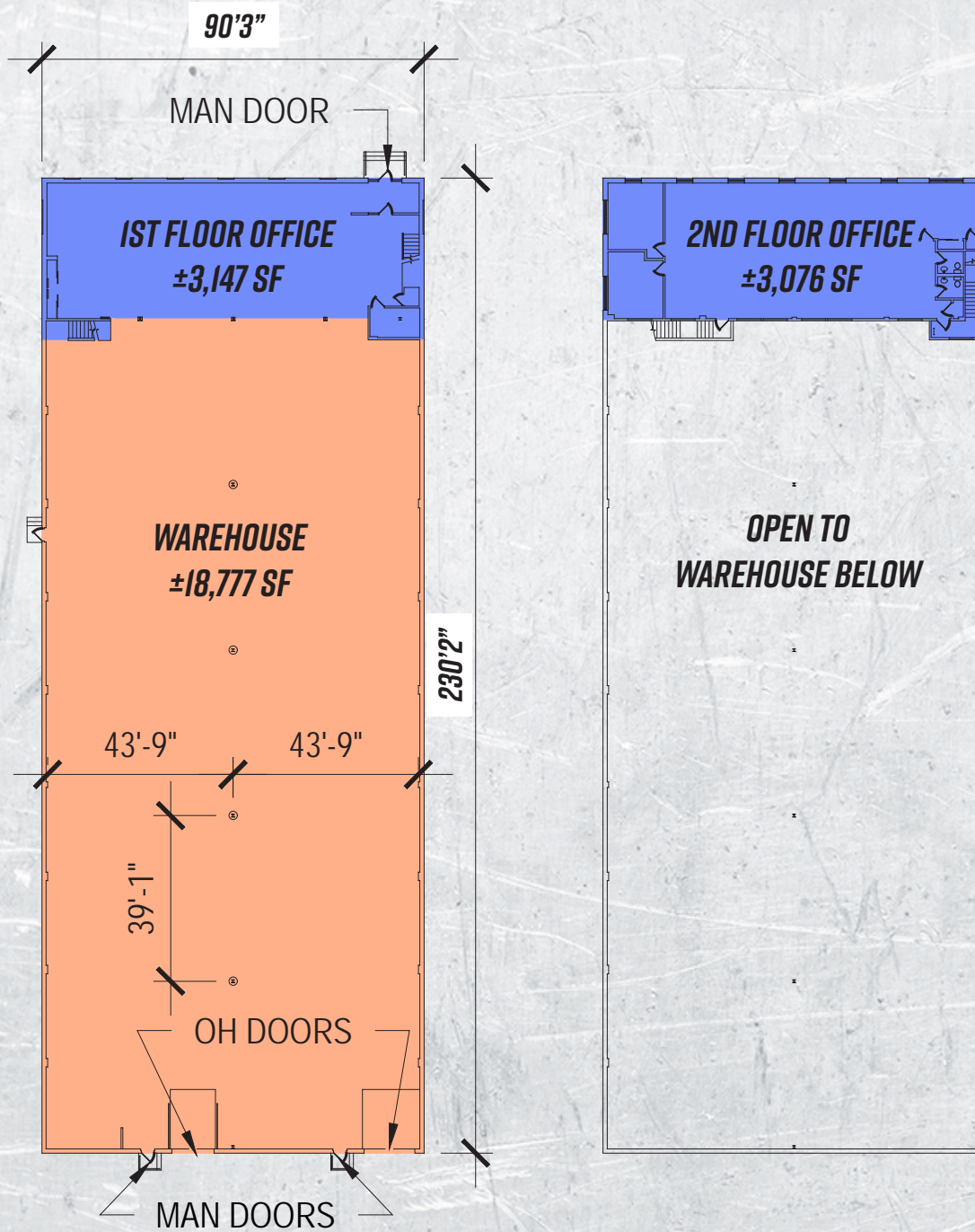
# SITE PLAN

# 582 SOUTH RIVER STREET HACKENSACK, NEW JERSEY 07601



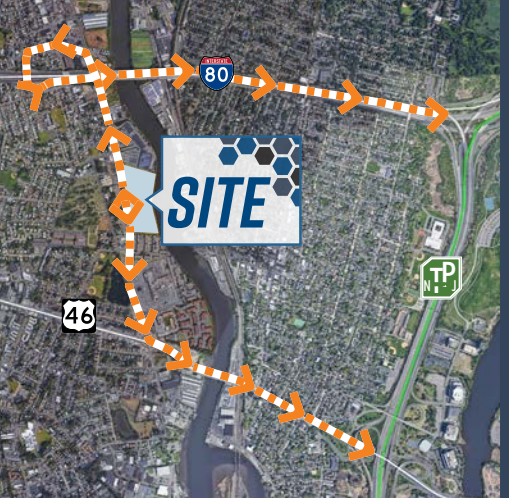
# FLOOR PLAN

**582 SOUTH RIVER STREET**  
HACKENSACK, NEW JERSEY 07601



# 582 SOUTH RIVER STREET

HACKENSACK, NEW JERSEY 07601



LOCAL AREA MAP



**10**  
MINUTES  
GEORGE WASHINGTON  
BRIDGE

**15**  
MINUTES  
LINCOLN  
TUNNEL

**FIVE YEAR PROJECTED POPULATION  
WITHIN A 15 MILE RADIUS OF SITE**



**9.2 MILLION  
POPULATION**



**NEW JERSEY TURNPIKE**

**2 MILES**



**GEORGE WASHINGTON BRIDGE**

**5 MILES**



**LINCOLN TUNNEL**

**10 MILES**



**HOLLAND TUNNEL**

**12.5 MILES**



**NEWARK LIBERTY INT'L AIRPORT**

**17 MILES**



**PORTS NEWARK / ELIZABETH**

**17.5 MILES**



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