

# 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 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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