

# The DEPO

## 30 UNION AVENUE HASKELL, NEW JERSEY

PILOT  
Long Term Savings

Seconds  
To/From I-287

24 / 7  
Operating Hours

NYC  
24 Miles

NJ | NY Border  
12.5 Miles

Walking Distance  
NJ Transit Bus (197)

10.7m Consumers  
60 Minutes Radius

30.88 ACRE FULLY APPROVED 272,000 SF WAREHOUSE DEVELOPMENT OPPORTUNITY





# The OFFERING

We are pleased to offer a premier build-to-suit opportunity at 30 Union Ave, also referred to as **The Depo**. This site spans ±30.88 acres and is fully approved for the development of a 272,000 SF state-of-the-art warehouse/distribution facility. Key features include a 40' clear height, cross-dock configuration, 82 loading docks, 4 drive-ins, 144 car parks and a passive park for employees. The project also offers a long-term PILOT program (pending final negotiation) and is approved for 24/7 operational hours.



GREENWOOD AVE

HASKELL AVE

UNION AVE

RINGWOOD AVE

34.5 KV POWER LINE

Exit 55



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

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



# Site Plan & BLDG SPECS



## INTERIOR SPECIFICATIONS

- BLDG SIZE  
272,000 SF
- BLDG DIMENSIONS  
680 ft x 400 ft
- COLUMN SPACING  
54 ft x 56 ft (60 ft Speed Bays)
- CLEAR HEIGHT  
40 ft
- FIRE PROTECTION  
ESFR
- LIGHTING  
LED
- ROOFING  
60 Mil TPO Roofing System
- FLOOR SLAB  
7 Inches

## EXTERIOR SPECIFICATIONS

- ACRES  
30.88
- LOADING DOCKS  
82
- DRIVE-IN DOORS  
4
- CAR PARKS  
144
- TRAILER PARKS  
24
- TRUCK COURT DEPTH  
130 ft
- LOADING FORMAT  
Cross Dock
- AMENITY(S)  
Passive Park  
Private Campus Setting  
Panoramic Views  
Highlands Rail Trail  
Steps to NJ Transit (197)



# Premier LOCATION

NYC (GW Bridge) ↻

NYC (Lincoln Tunnel) ↻

D4 PROPERTIES

208

46

46 80

NJ/PA Border ↻

NY/NJ Border ↻

287

Exit 59

23

NYC (Holland Tunnel) ↻

Exit 53

287

23

NW Region of NJ ↻



Exit 55

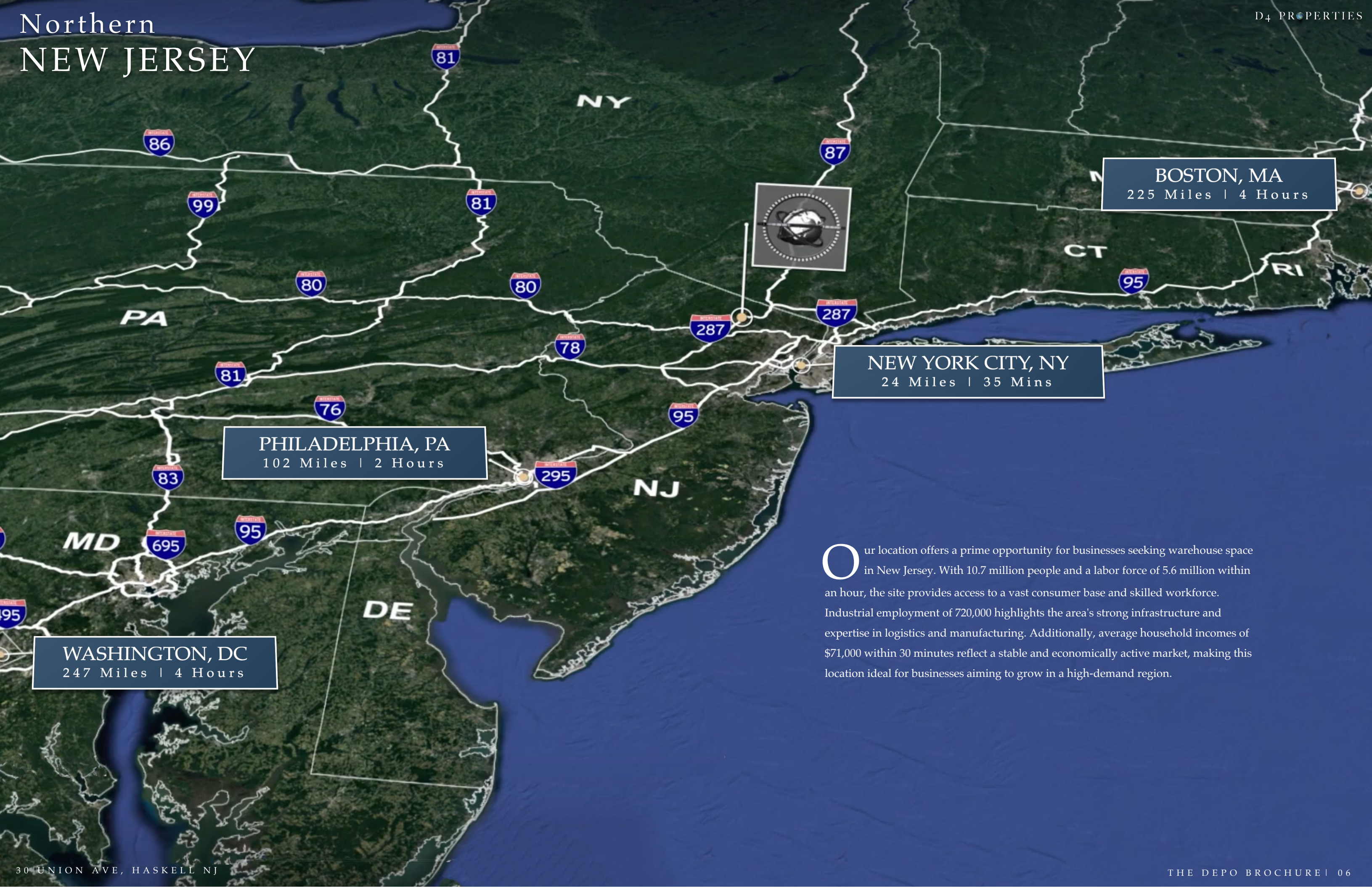
The Depo is located in Passaic County, just seconds from I-287 via exit 55 and just minutes from Route 23 and Route 208. This strategic locations offers seamless connectivity both locally and regionally to an extensive consumer base, with 11M people within a one-hour drive and 60M within 5 hours.







# Northern NEW JERSEY



**BOSTON, MA**  
225 Miles | 4 Hours

**NEW YORK CITY, NY**  
24 Miles | 35 Mins

**PHILADELPHIA, PA**  
102 Miles | 2 Hours

**WASHINGTON, DC**  
247 Miles | 4 Hours

Our location offers a prime opportunity for businesses seeking warehouse space in New Jersey. With 10.7 million people and a labor force of 5.6 million within an hour, the site provides access to a vast consumer base and skilled workforce. Industrial employment of 720,000 highlights the area's strong infrastructure and expertise in logistics and manufacturing. Additionally, average household incomes of \$71,000 within 30 minutes reflect a stable and economically active market, making this location ideal for businesses aiming to grow in a high-demand region.



LEASING INQUIRIES

Nick DePaolera | c 973 270 468462 | e Nick@D4Propertiesllc.com



© 2024 D4 PROPERTIES, LLC This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The D4 PROPERTIES, LLC logo is a service mark of D4 PROPERTIES. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.