

100 BRAEN AVE HAWTHORNE, NJ

FLEX BUILDING FOR SALE

6,000 SF

GUT RENOVATED 2022



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

SALE PRICE: \$2,000,000

EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present for sale, on an exclusive basis, 100 Braen Avenue, Hawthorne, NJ 07506 (the "Property") a ±6,000 SF freestanding flex building. Nestled in an industrial park just off Route 208 (full access interchange) and near the borders of Ridgewood, Glen Rock and Wyckoff. The Property features brand new (2022) capital expenditures including: new roof (30-year warranty); new roof top HVAC units; new office space with 10 private offices, 5 common workstations, board room and two break out rooms, security cameras, pre-wired workstations, dedicated server room with AC, private bathrooms, kitchenette with dishwasher and very high end finishes all around. As a bonus the Property also features approximately 2,000 SF of warehouse space with potential to add a garage door and a 1,500 SF fenced in yard (22 car parking).

Must see for small businesses seeking high end office with need for enclosed storage and fenced in yard space.

PROPERTY SUMMARY

Address	100 Braen Ave
Municipality	Hawthorne
County	Passaic
Tax Class	Industrial (4B)
Block/Lot	281/21
Lot Dimensions	Irregular
Building Size (SF)	6,000
Real Estate Taxes (22/23)	\$20,945
Real Estate Taxes PSF	\$3.49
Ceiling Height Clear	14'
Column Spacing	Column Free
Parking Spaces	22
Zoning	B-3

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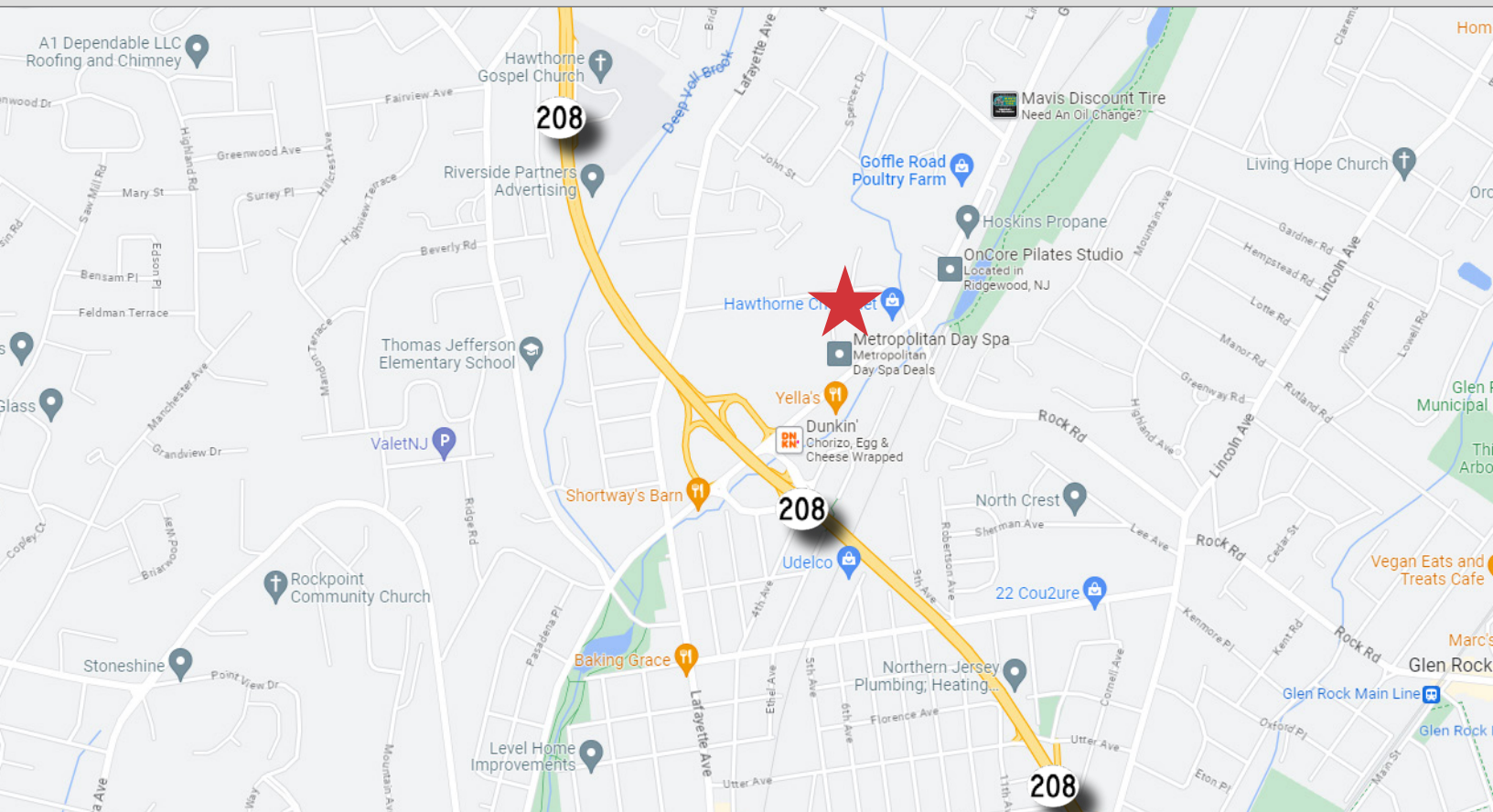
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Tenant Representation • Cold Storage • Investment Services

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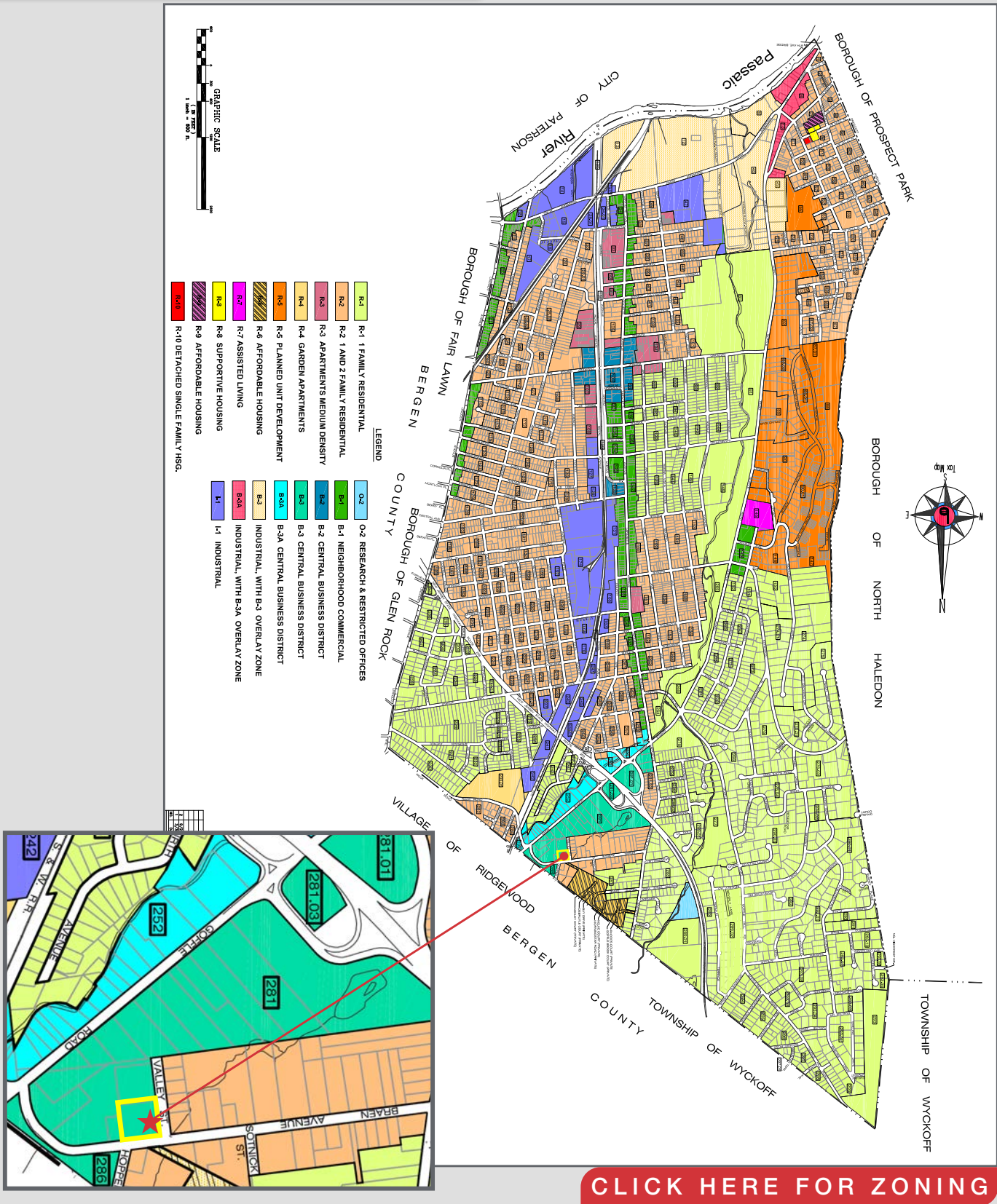
AERIAL VIEW
& HIGHWAY MAP

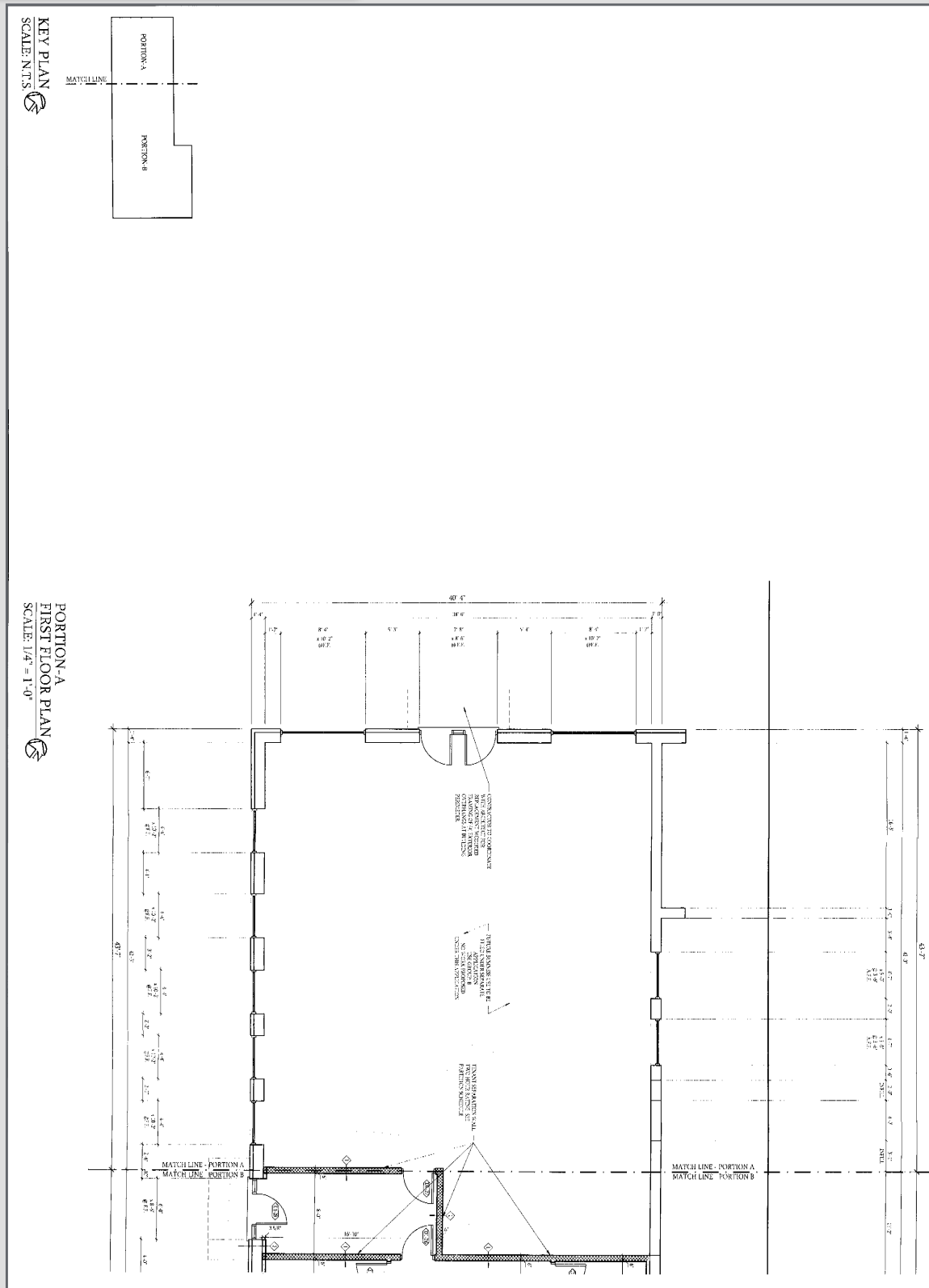


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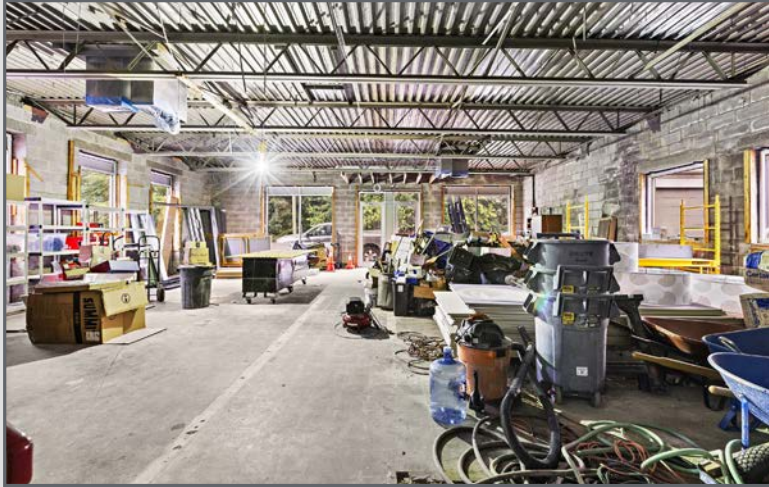
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