

109-111 Ethel Avenue Hawthorne, NJ

AVAILABLE FOR SALE 14,045 SF WAREHOUSE/FLEX BUILDING



EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 109-111 Ethel Avenue, Hawthorne, NJ 07506 (the "Property") a 14,045 SF warehouse building on .52 acre.

LEASEHOLD SUMMARY

Unit	Size (SF)	Lease Exp.	Base Rent	Pro-Rata	Options
109	7,680	8/31/2022	\$4,249.92	54.68%	N/A
111	6,365	MTM	\$6,792.63	45.32%	N/A

SALE PRICE \$2,100,000

PROPERTY SUMMARY

Address	109-111 Ethel Avenue
Municipality	Hawthorne
County	Passaic
Block	245
Lot	8
Zoning	I-1
Land Size (Acres)	0.523
Building Size (SF)	14,045
Ceiling Heights	12'-18'
Parking	10
Tax Class	4B (Industrial)
Real Estate Taxes	\$29,530.66
Real Estate Taxes \$/SF	\$2.10

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Jonathan M. Kristofich | Director
201 488 5800 x103 | jkristofich@naihanson.com

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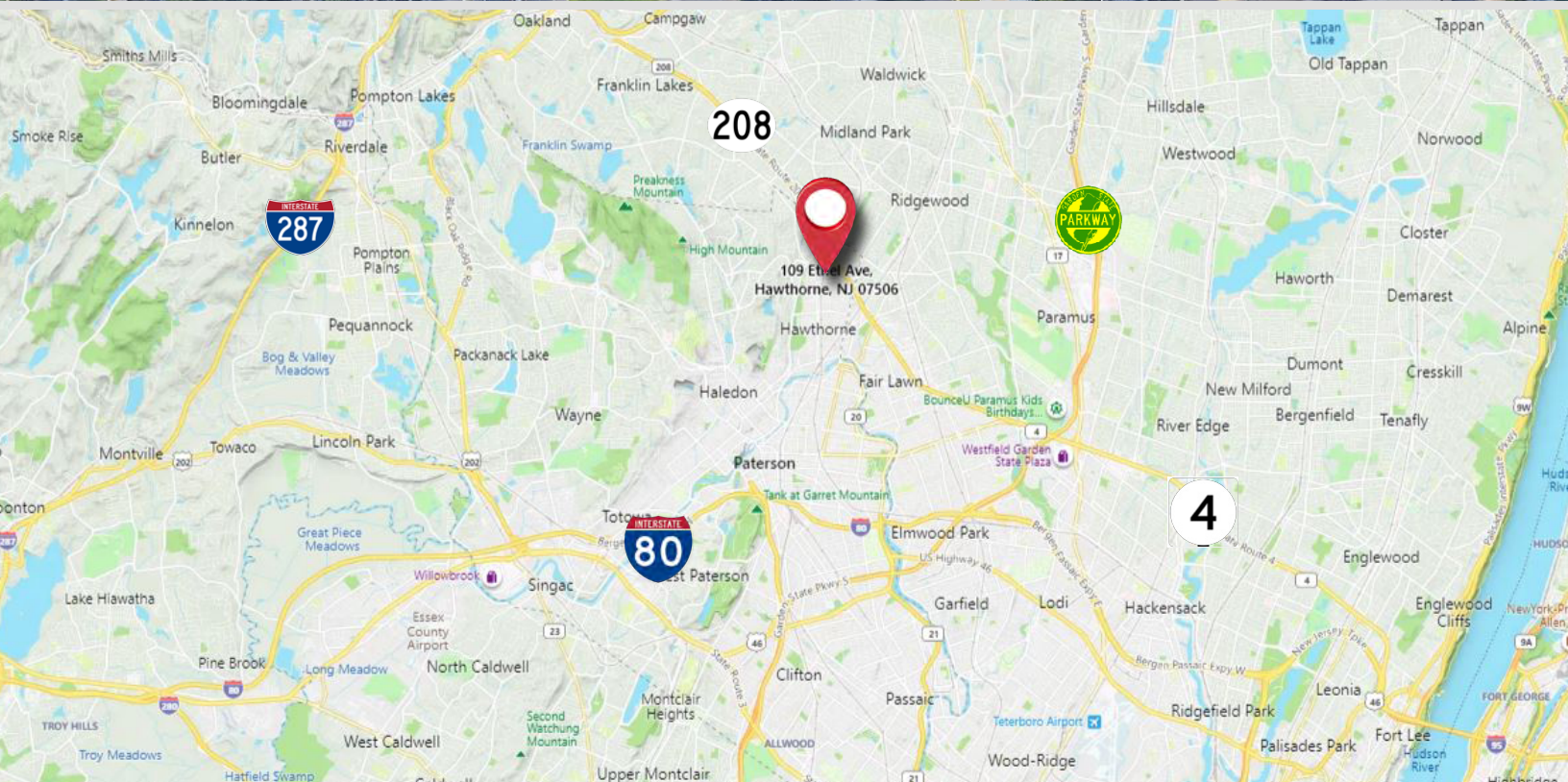
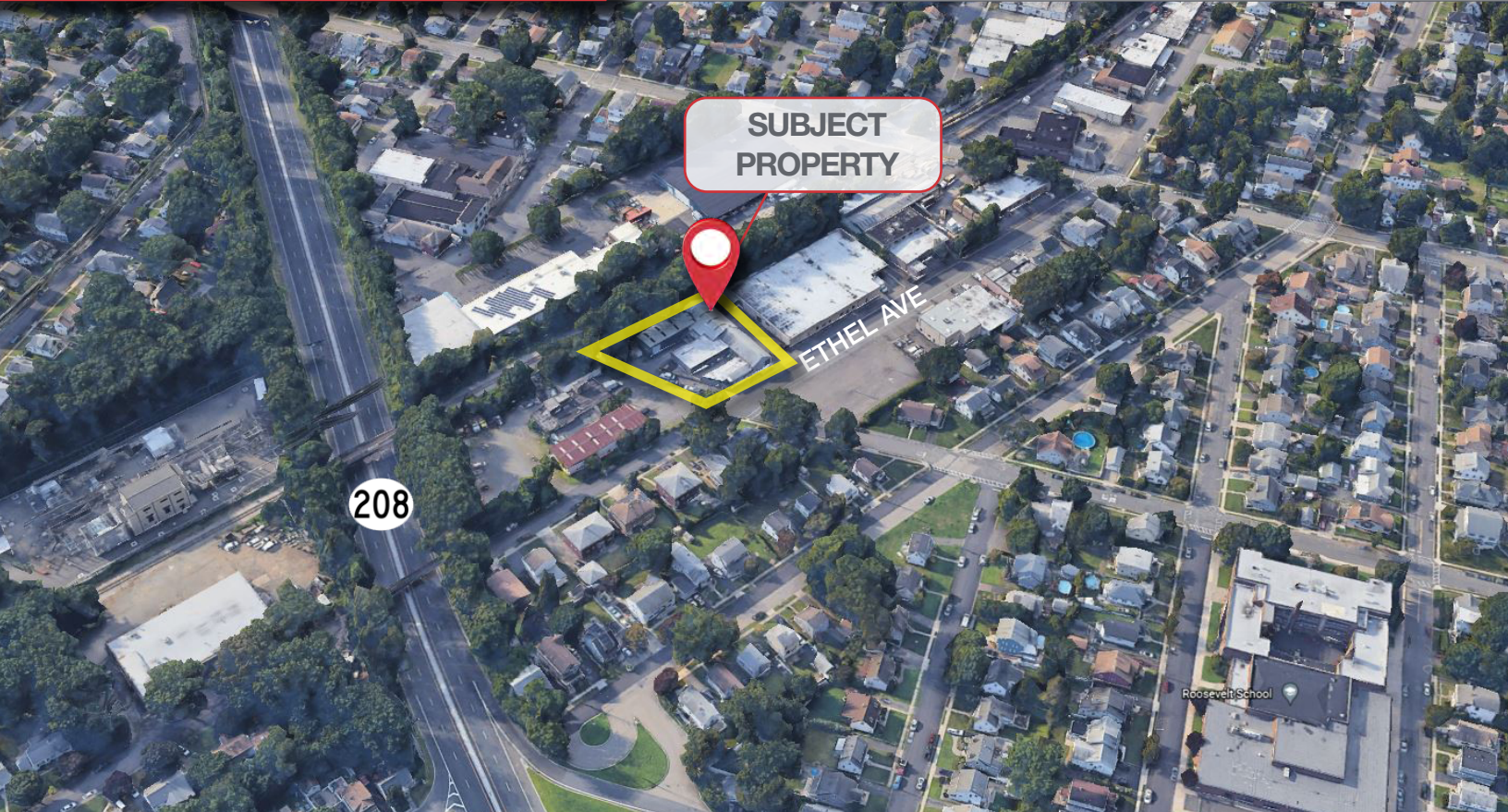
SERVICES OFFERED

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

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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Hawthorne, NJ

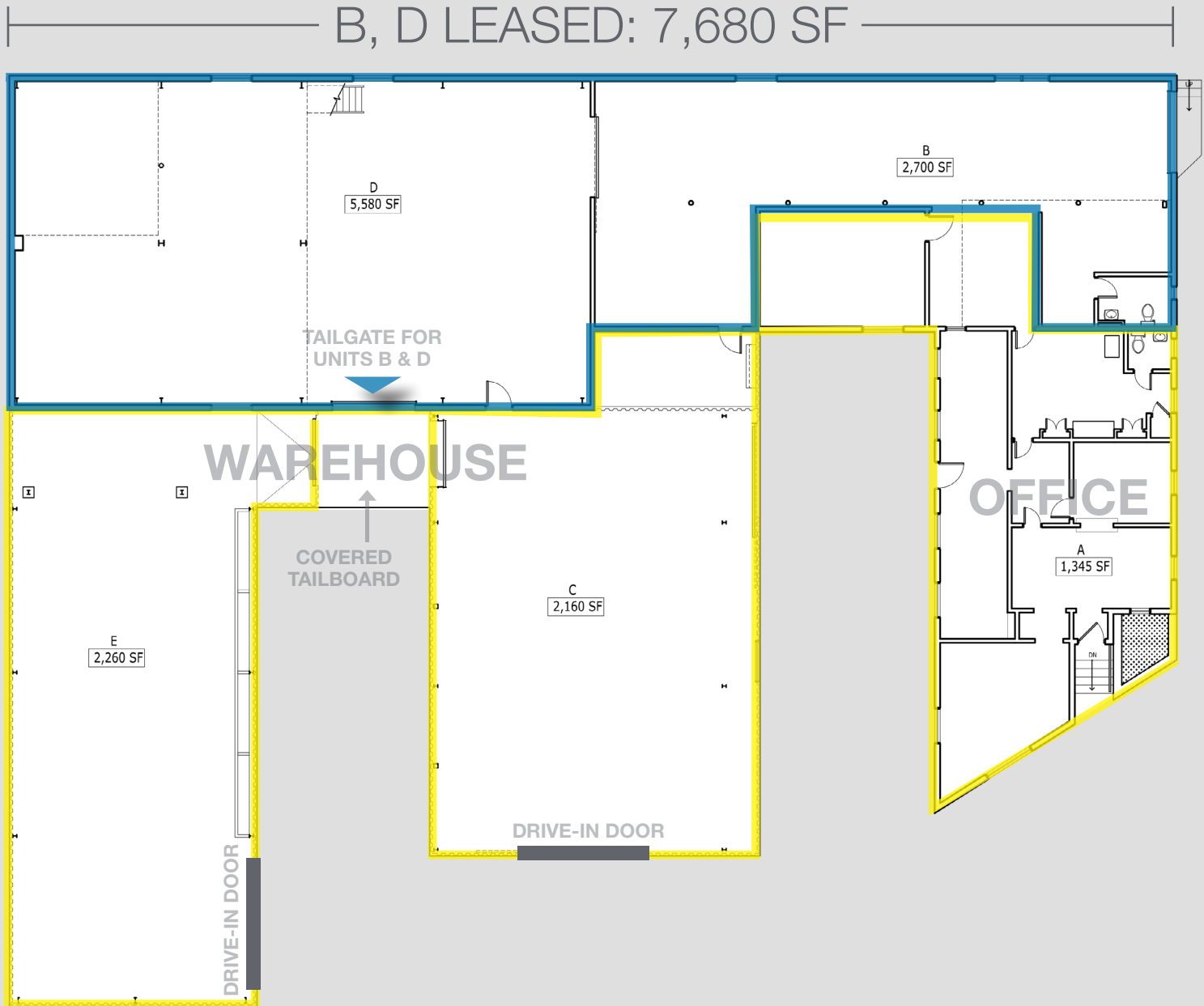
AERIAL VIEW
& HIGHWAY MAP



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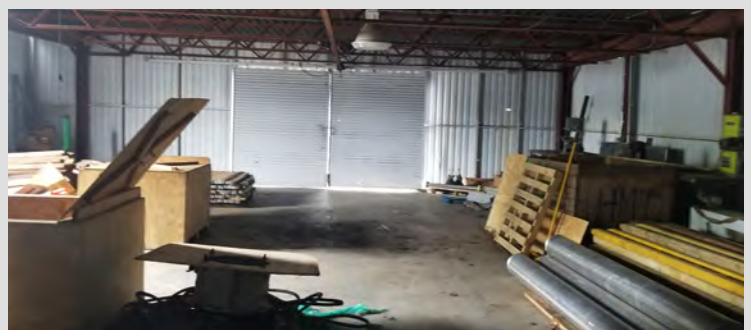
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A, C, E AVAILABLE: 6,365 SF
(UNIT A, OFFICE: 1,945 SF)

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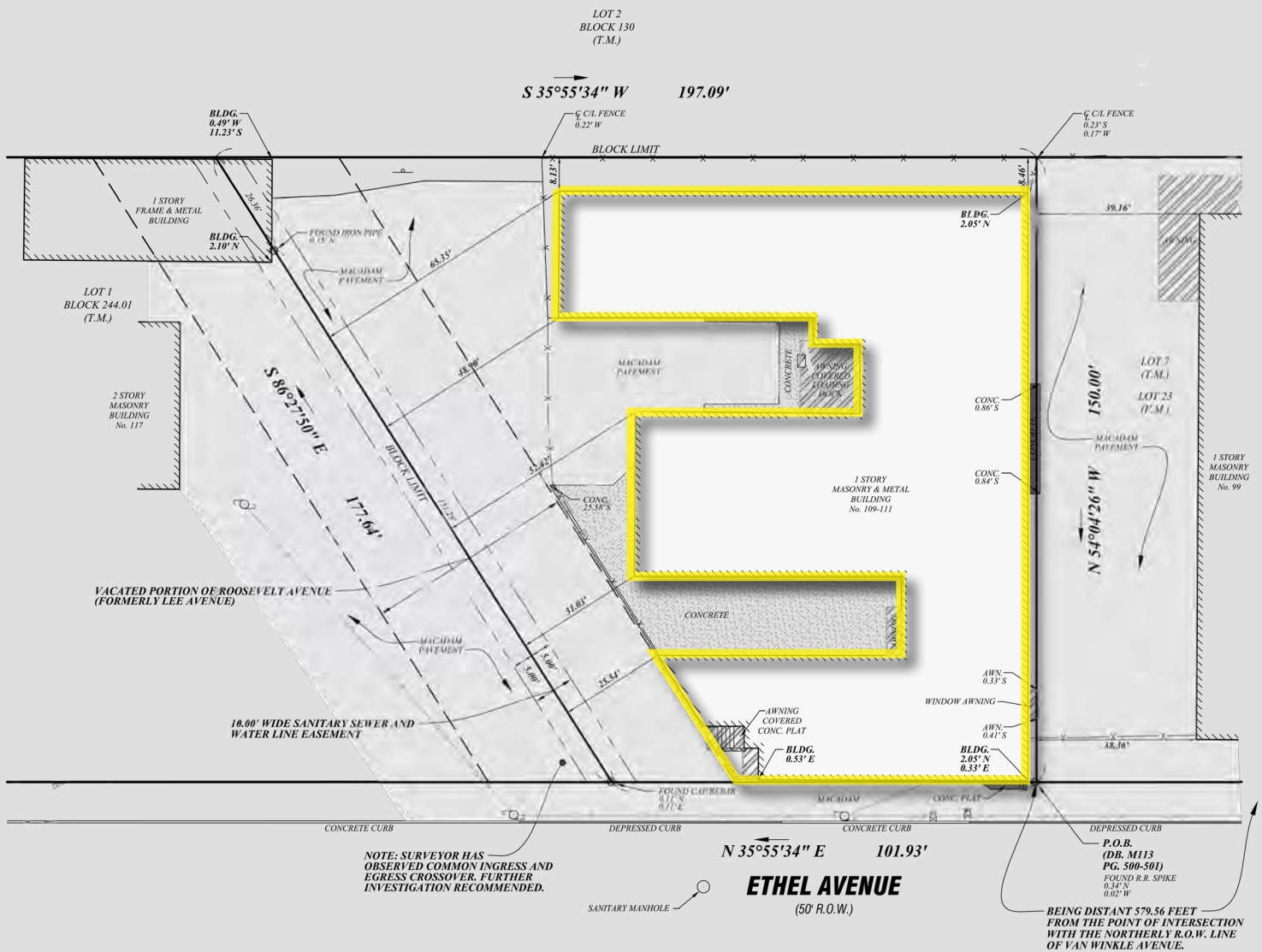
ADDITIONAL
PHOTOS



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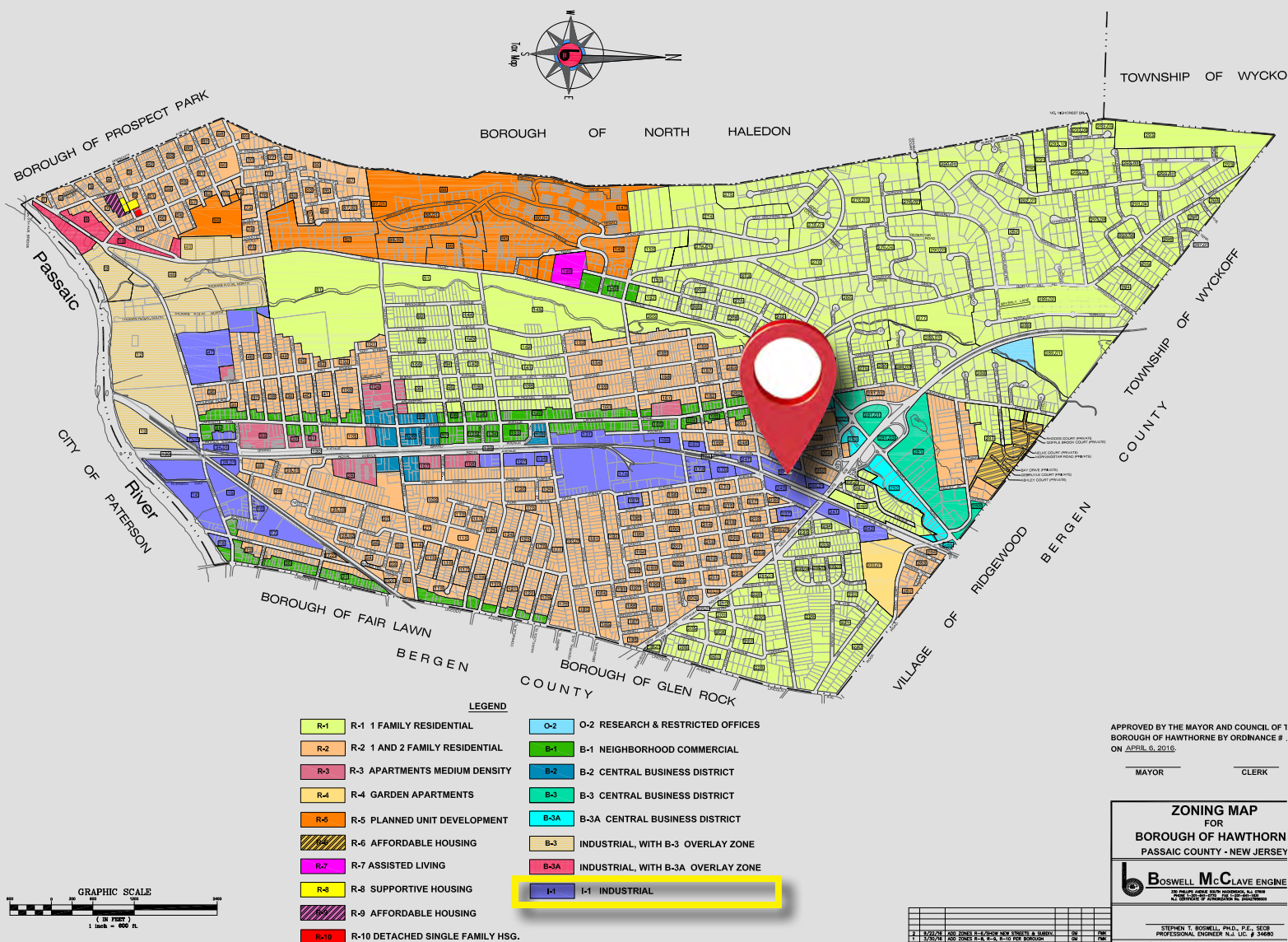
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ROOSEVELT AVENUE
(FORMERLY LEE AVENUE)
(50' R.O.W.)





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INFORMATION
I-1 INDUSTRIAL ZONE**

