Cushman & Wakefield **Presents For Sale or For Lease:**

1 THIRD AVENUE

HASKELL, NEW JERSEY

CONFIDENTIAL OFFERING MEMORANDUM

+/-140,776 SF Passaic County Industrial Asset on I-287
With 2+ Acres of Parking / Outdoor Storage

FOR SALE / FOR LEASE

Executive Summary

As exclusive agent, Cushman & Wakefield is pleased to offer **1 Third Avenue, Haskell, New Jersey**, for sale or for lease. This +/-140,776-square-foot industrial facility on 8.18 acres presents a rare opportunity for an occupier, investor, or developer to secure a large-scale Northern New Jersey asset with exceptional regional accessibility. The property features a mix of manufacturing space and warehouse space, 14'–38' clear heights, 14 loading positions (with 8 additional docks in process of being added), 2 drive-in doors and multiple access points from surrounding streets. Its large, flexible footprint and functional layout accommodate a wide range of industrial uses, including manufacturing, distribution, and specialty production.

Piece of Glass recently executed a new lease in Unit 2 for 30,534 SF, leaving 117,615 SF of space available across the three remaining units (Unit 1: 70,228 SF; Unit 3: 19,209 SF; Unit 4: 18,178 SF).

Strategically located just 1.3 miles from Exit 55 of Interstate 287, the property offers direct connections to the New York State Thruway to the north, Interstate 80 to the south, and the broader Tri-State region. The in-town location provides strong labor access, proximity to major population centers, and long-term redevelopment potential.

Property Overview	
Building Square Footage	+/- 140,776 SF
Clear Heights	14'-38' Variable (See Floorplan)
Site Size	+/-8.18 Acres
Power	277/480 Volt, 3-phase, 4,000+ Amps
Sprinkler System	Wet
Loading	14 Docks | 2 Drive-In Doors *8 additional docks being added*
Zone	IR-1 – Industrial / Research
Flood Zone	X – Not In Hazard
2025 Taxes	$233,212.14 ($1.65 PSF)

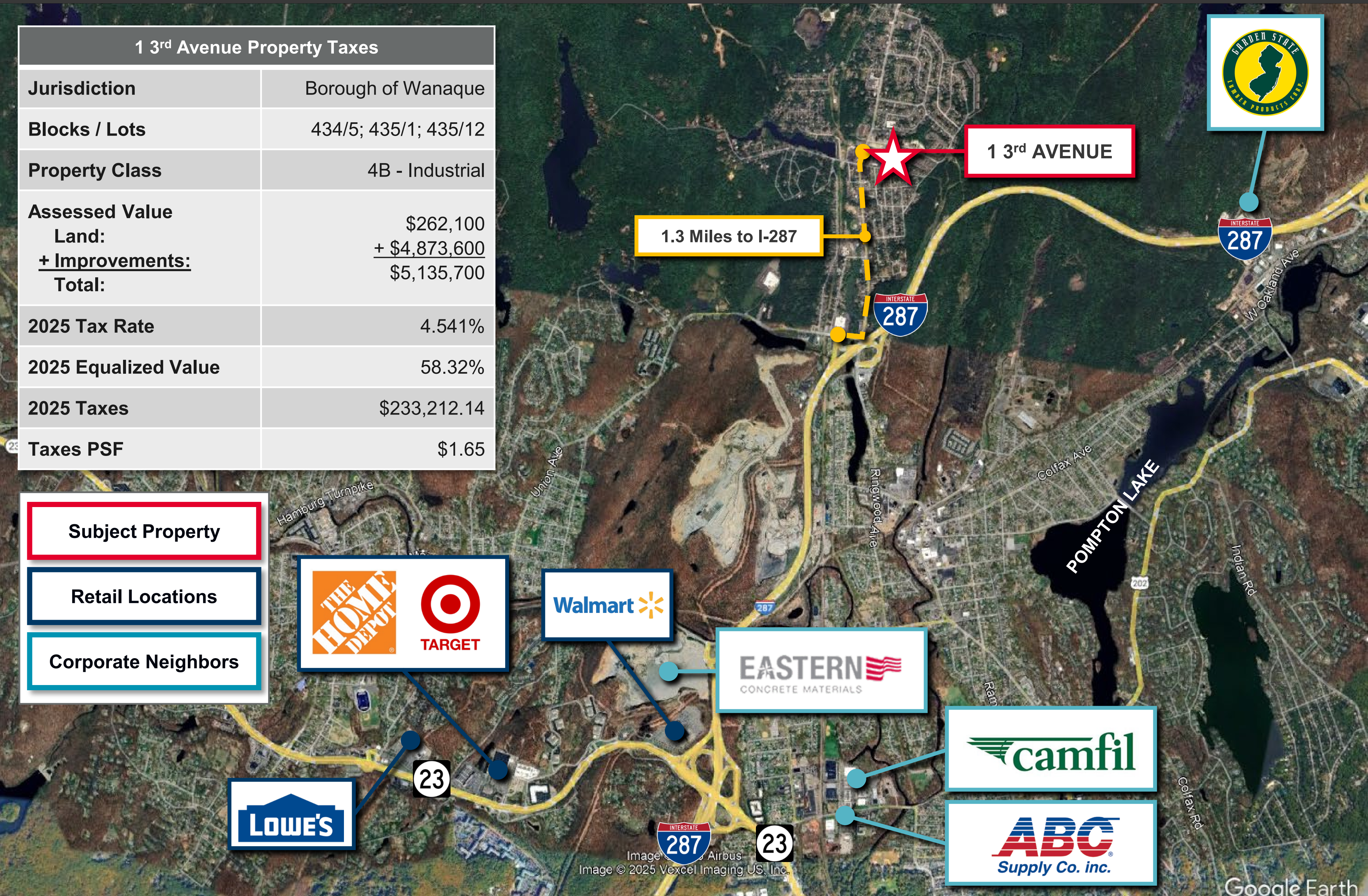
Real Estate Taxes | Local Area Map

1 3rd Avenue Property Taxes	
Jurisdiction	Borough of Wanaque
Blocks / Lots	434/5; 435/1; 435/12
Property Class	4B - Industrial
Assessed Value	
Land:	$262,100
+ Improvements:	+ $4,873,600
Total:	$5,135,700
2025 Tax Rate	4.541%
2025 Equalized Value	58.32%
2025 Taxes	$233,212.14
Taxes PSF	$1.65

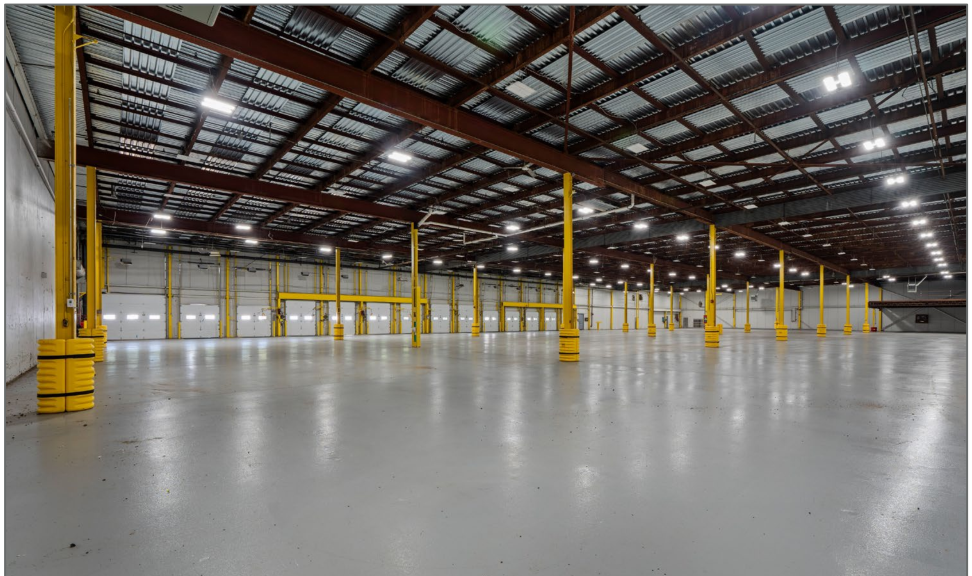
Subject Property

Retail Locations

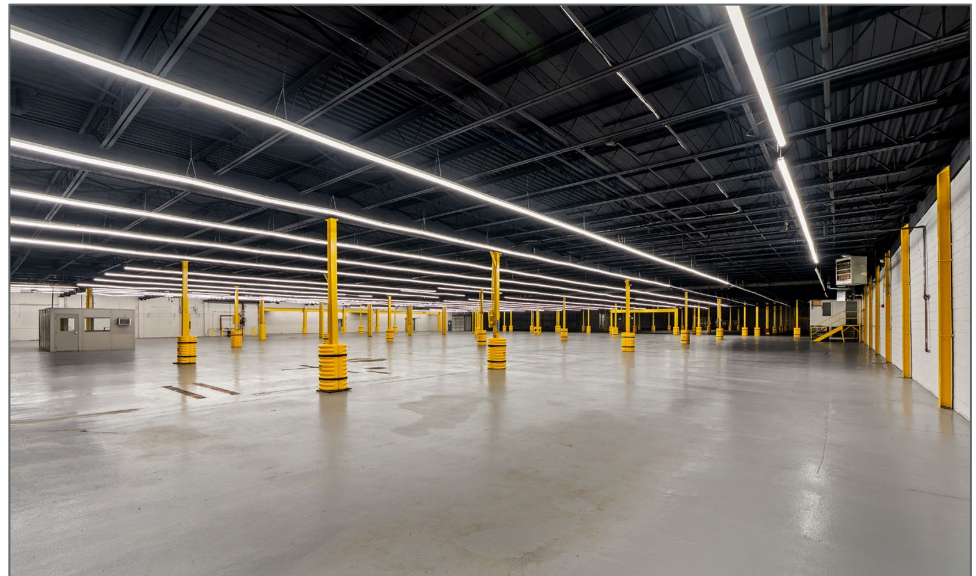
Corporate Neighbors



Building Photos

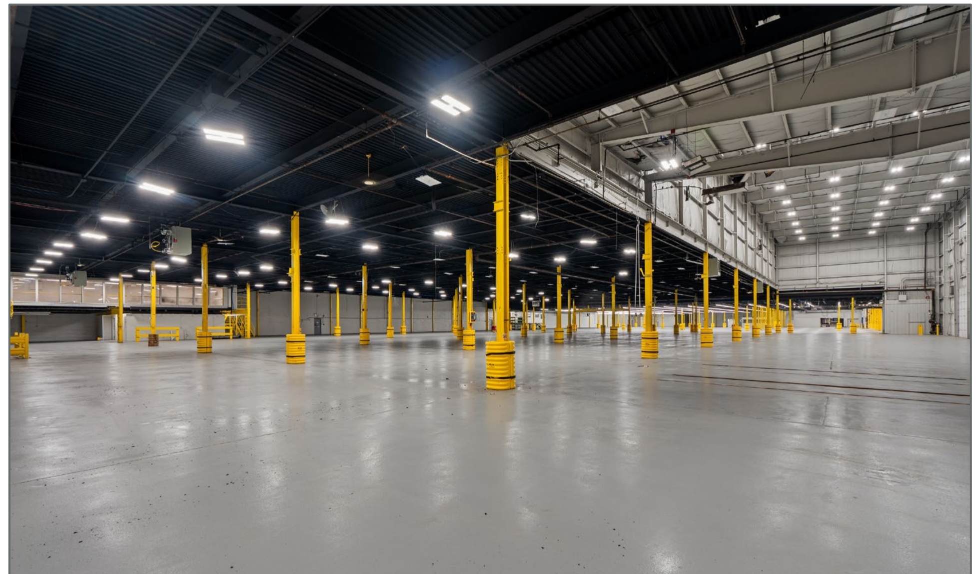


Units 3 and 4 – Interior



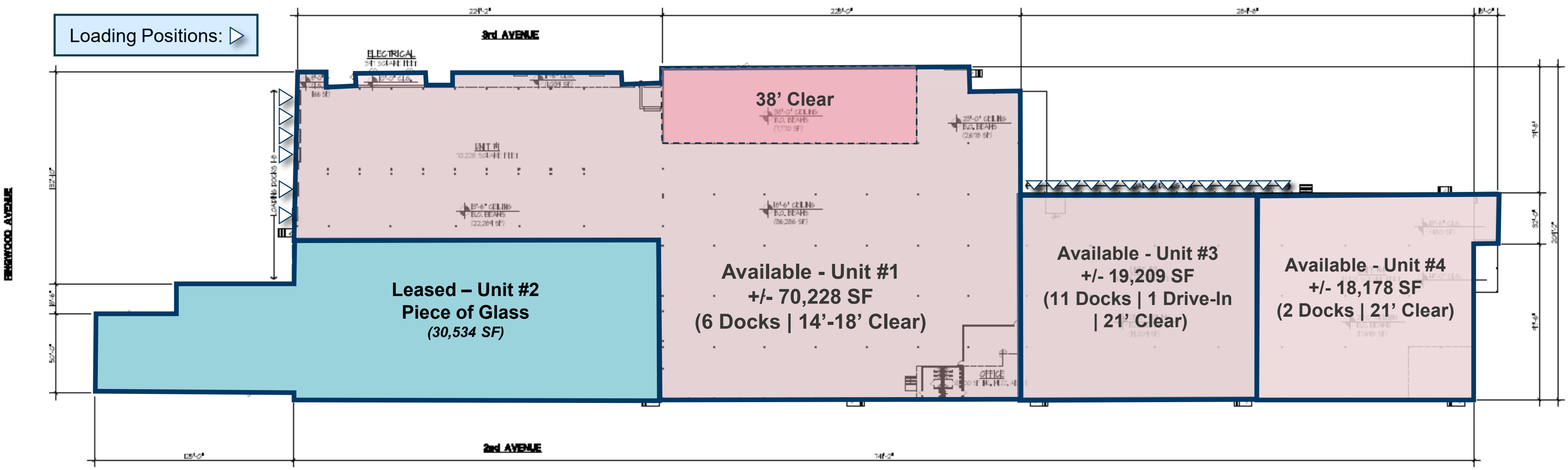
Unit 1 – Interior

Units 3 and 4 Renovated Loading Docks



Unit 1 –18'-38' Clear Space

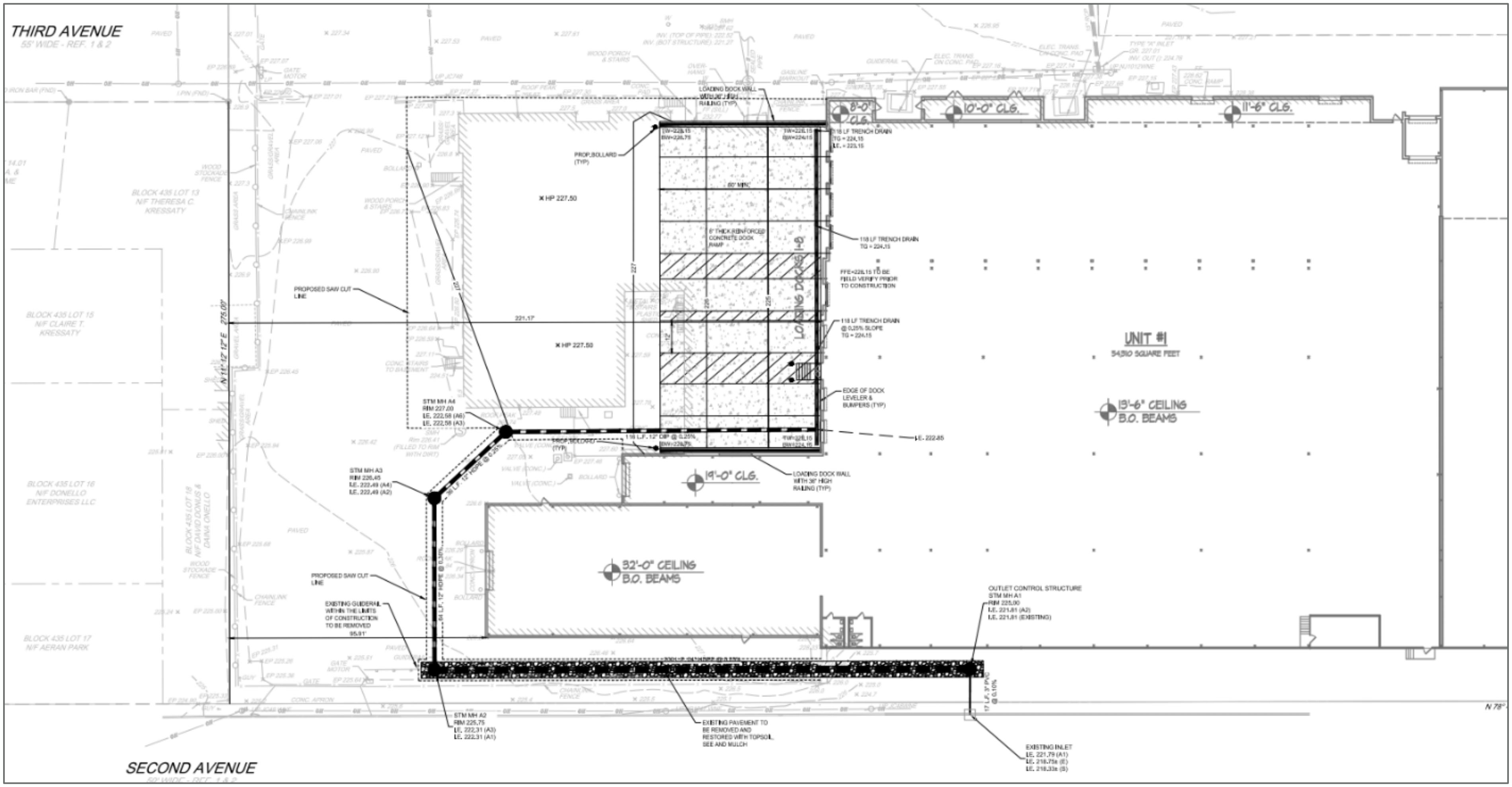
Building Floor Plan



Demising Notes:

Units 1 and 3 can be combined for a total of **89,437 SF** with 17 docks, 1 drive-in and 14'-38' clear heights.
Units 1, 3 and 4 can be combined for a total of **107,615 SF** with 19 docks, 1 drive-in and 14'-38' clear heights.
Units 3 and 4 can be combined for a total of **37,387 SF** with 13 docks, 1 drive-in and 21' clear heights.

8 Additional Loading Dock Site Plan



8 Additional Loading Dock Rendering

IR-1 – Industrial / Research Permitted Uses

§ 114-14. IR-1 District.

A. Permitted primary uses shall be as follows:

(1) Research and development laboratories.

(2) Wholesaling, warehousing and distribution activities.

(3) The following uses, which may include manufacturing, fabricating, processing, converting, assembling or testing: textiles, automotive parts and components, machined components customarily associated with tool and die operations, furniture, cabinets and other similar wood products, electroplating, food processing, footwear, boats, glassware and other glass products, wood construction components, such as window frames, doors, etc., modular housing components, aluminum products, lighting fixtures, books and other printed products, sporting goods, electronic components, typewriters, data-processing equipment and components, plastic products, swimming pool components and accessories, office machine products and other similarly related manufacturing, fabricating, processing, converting, altering, assembling or testing activities. These permitted activities shall be subject to the application of accepted contemporary performance standards, which shall be applied at the discretion of the Planning Board at the time of site plan application under Article VI of this chapter. It is the intent of such a requirement to ensure that such uses will not be noxious, offensive or dangerous to the public health and safety by reason of the emission of odor, dust, smoke, gas or noise.

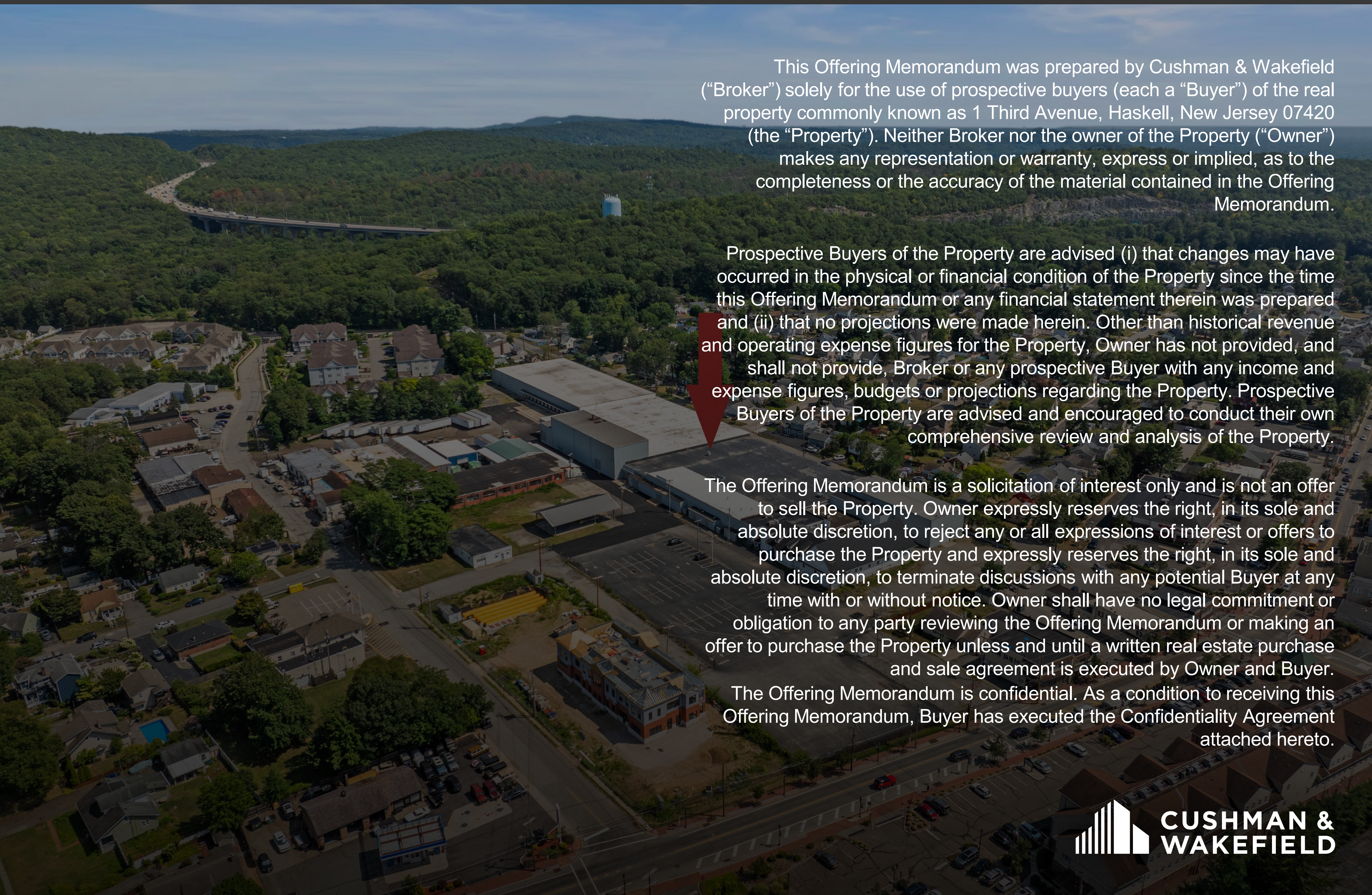
Link to Zoning: https://ecode360.com/11788812

Local Market Overview

Haskell, New Jersey , located within Wanaque Borough in Passaic County, is a supply-constrained Northern New Jersey industrial submarket with excellent regional connectivity via Exit 55 of Interstate 287, providing direct access to I-80, Route 23, and the Tri-State corridor. Industrial inventory is limited, with few large-block facilities available. Land scarcity, restrictive zoning, and minimal speculative construction create favorable conditions for both owners and occupiers. Proximity to major highways, deep labor pools, and regional population centers positions Haskell as a strategic location for manufacturing, distribution, and redevelopment opportunities, offering long-term value potential in one of the most accessible submarkets in Northern New Jersey.

Metric	Haskell	5-Mile Radius	Wanaque Borough	Passaic County
Population	5,053	88,428	11,317	524,118
Households	1,802	33,840	—	168,059
Median Household Income	$106,915	$128,759	—	$77,040
Population Density (per sq mi)	~2,300	~1,226	~1,403	—
% Blue Collar Workforce	31%	28%	~30%	44.5%
% White Collar Workforce	69%	72%	~70%	55.5%
% Bachelor's Degree or Higher	~38%	~43%	~36%	26.6%

OM Disclaimer



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Prospective Buyers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared and (ii) that no projections were made herein. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and shall not provide, Broker or any prospective Buyer with any income and expense figures, budgets or projections regarding the Property. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer.

The Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the Confidentiality Agreement attached hereto.

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