



**18-20, 26-30 JOHNSON AVENUE & 40 BURLEWS COURT | HACKENSACK, NJ 07601**

## EXECUTIVE SUMMARY

NAI James E. Hanson is pleased to present, on an exclusive basis, for sale 18-20, 26-30 Johnson Avenue and 40 Burlews Court, Hackensack, NJ 07601 (the "Property"). The 1.77 acre assemblage consists of three (3) tax lots each with their own unique buildings. Totalling 37,800 square feet of rentable space, the Property consists of a vacant freestanding 2-story, 4,400 square foot office building, a single story, 10,800 square foot retail/showroom building that is partial leased and 40 Burlews Court, which is improved with four (4) buildings totaling 22,600 square feet featuring two (2) tailgates and four (4) drive-in doors total. The Johnson Avenue buildings are in the B-1 (business) zone and 40 Burlews Court is in the M-1 zone industrial/manufacturing).

The Property is partially leased to multiple tenants on short term leases, allowing an investor buyer to mark to market or an owner-user can backfill the space with their operating company.






**SALE PRICE: \$5,500,000**

**TO VIEW FINANCIALS, CLICK HERE TO DOWNLOAD THE CONFIDENTIALITY AGREEMENT AND RETURN TO EXCLUSIVE AGENT BELOW.**



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### SERVICES OFFERED

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

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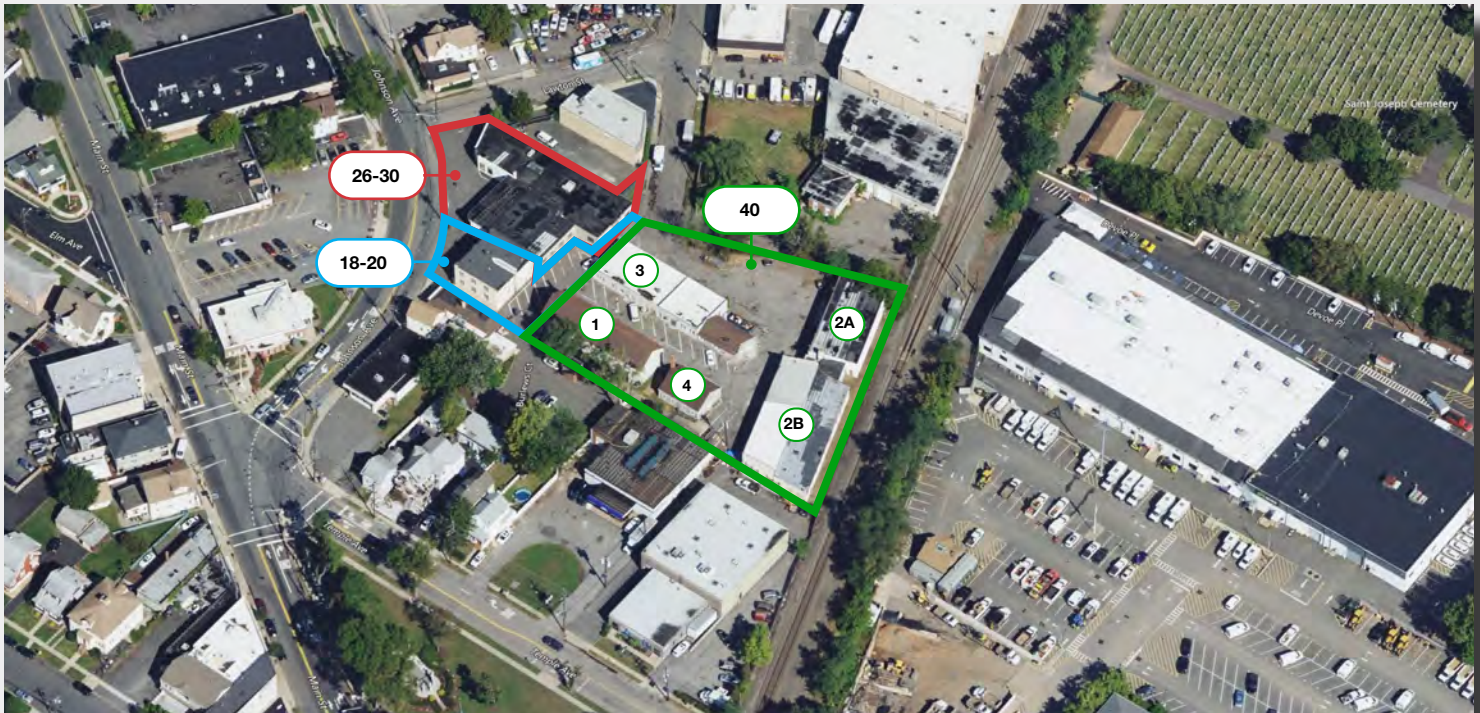
# Johnson Ave & Burlews Ct. HACKENSACK, NJ

## PROPERTY DETAILS

### PROPERTY SUMMARY

| Address                        | 18-20 Johnson Ave | 26-30 Johnson     | 40 Burlews        | Totals         |
|--------------------------------|-------------------|-------------------|-------------------|----------------|
| Municipality                   | Hackensack (0223) | Hackensack (0223) | Hackensack (0223) |                |
| Block                          | 524               | 524               | 524               |                |
| Lot                            | 11.02             | 12                | 11.01             |                |
| Tax Class                      | 4A (Commercial)   | 4A (Commercial)   | 4A (Commercial)   |                |
| Zoning                         | B-1/IO-1B         | B-1/IO-1B         | M-1               |                |
| Lot Size (SF)                  | 9,705             | 14,700            | 52,777            | <b>77,182</b>  |
| Bldg. (SF)                     | 4,400             | 10,800            | 22,600            | <b>37,800</b>  |
| Real Estate Taxes '24-'25 (\$) | 39,053            | 36,452            | 132,444           | <b>207,949</b> |
| Flood Zone                     | Zone AE           | Zone AE           | Zone AE           |                |

| Building      | Address       | Size (SF)     | Ceiling Clear Ht. | Stories           | TG/DI     | Zoning    |
|---------------|---------------|---------------|-------------------|-------------------|-----------|-----------|
| 1             | 40 Burlews    | 5,000         | 8' and 15'        | One & Partial Two | -         | M-1       |
| 2A            | 40 Burlews    | 4,000         | 12'               | One               | 2TG, 1 DI | M-1       |
| 2B            | 40 Burlews    | 7,000         | 17'               | One               | 2 DI      | M-1       |
| 3             | 40 Burlews    | 5,400         | 10'               | One               | 1 DI      | M-1       |
| 4             | 40 Burlews    | 1,200         | 10'               | One               | -         | M-1       |
| 5             | 26-30 Johnson | 10,800        | 12' and 14'       | One               | 3 DI      | B-1/IO-1B |
| 6             | 18-20 Johnson | 4,400         | 10'               | Two               | -         | B-1/IO-1B |
| <b>Totals</b> |               | <b>37,800</b> |                   |                   |           |           |



Johnson Ave & Burlews Ct.  
HACKENSACK, NJ

40 BURLEW CT  
DETAILS



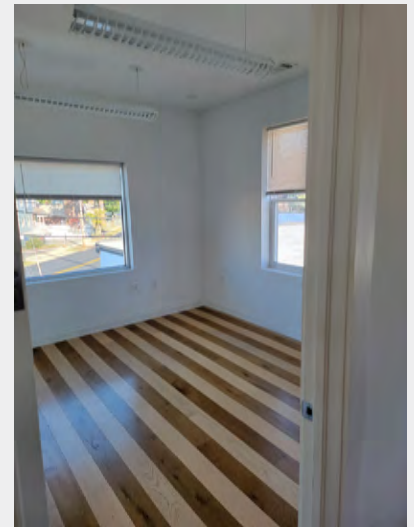
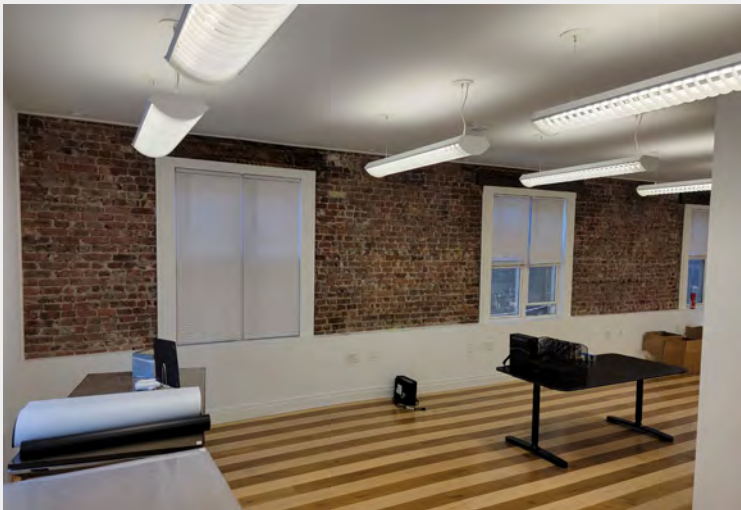
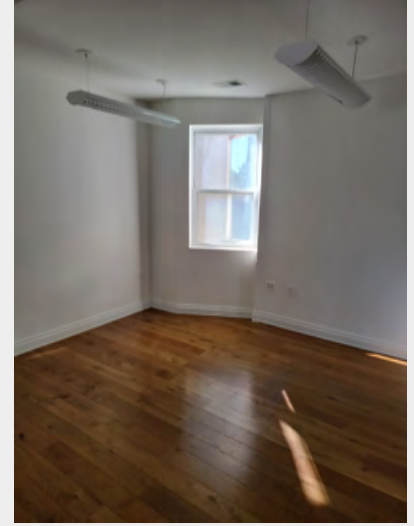
# Johnson Ave & Burlews Ct. HACKENSACK, NJ

# JOHNSON AVENUE DETAILS



# Johnson Ave & Burlews Ct. HACKENSACK, NJ

# JOHNSON AVENUE DETAILS



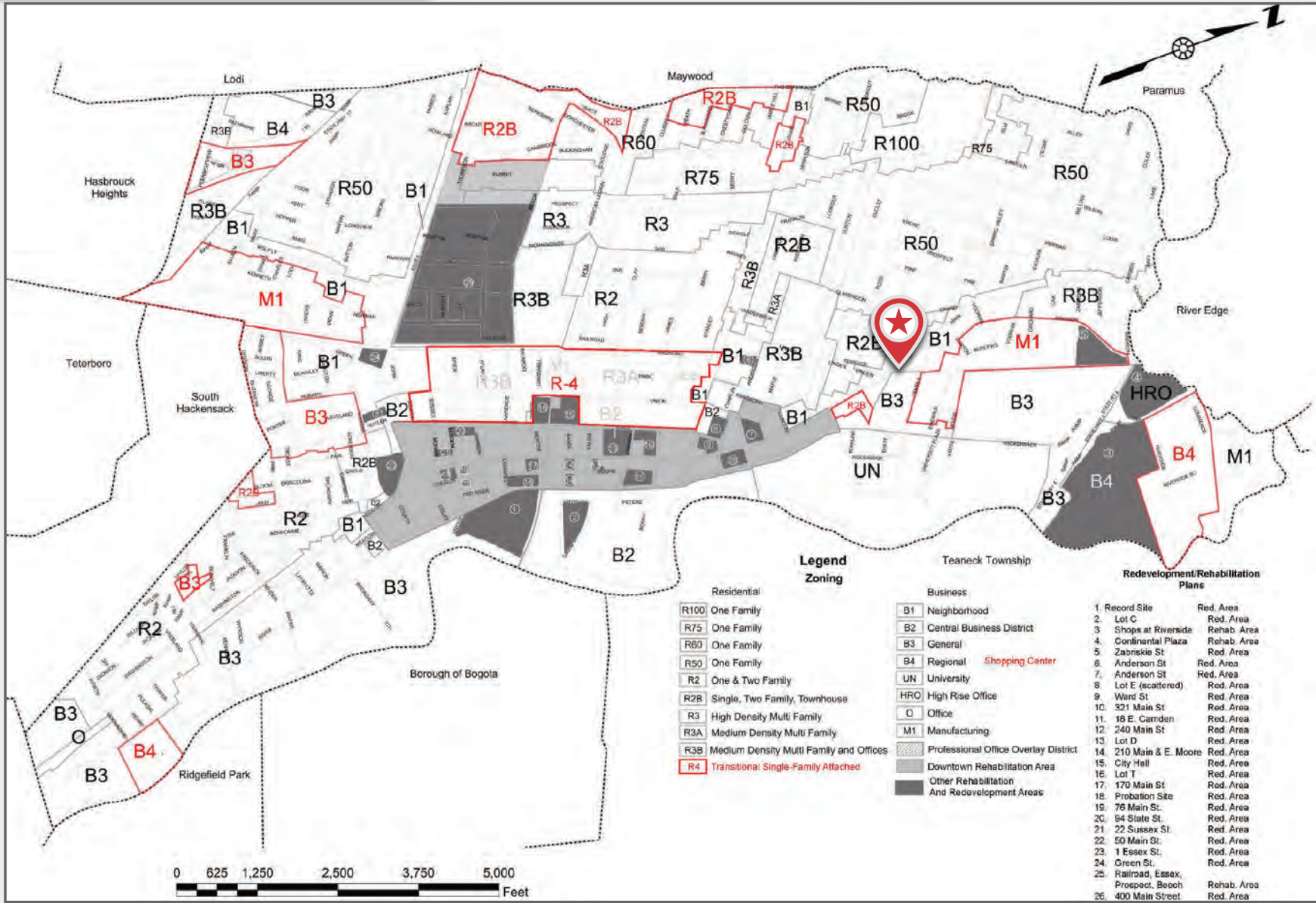
# Johnson Ave & Burlews Ct. HACKENSACK, NJ

TAX  
MAP



# Johnson Ave & Burlews Ct. HACKENSACK, NJ

## ZONING MAP



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## City of Hackensack

### Insert 2

### Nonresidential Zone Districts - B (Business) Zones, M (Industrial) Zones, and Others Uses Permitted in Each Zoning District

#### LEGEND

P = Permitted principal use

S = Permitted, supplemental standards § 175-8.1

C = Conditionally permitted use

A = Permitted accessory use

Blank = Prohibited

| Uses                                                                    | Zones |     |     |     |    |   |     |     |
|-------------------------------------------------------------------------|-------|-----|-----|-----|----|---|-----|-----|
|                                                                         | B-1   | B-2 | B-3 | B-4 | UN | O | HRO | M-1 |
| <b>RESIDENTIAL USES</b>                                                 |       |     |     |     |    |   |     |     |
| Single-family attached dwellings<br>(including townhouses and duplexes) | P     |     |     |     |    |   |     |     |
| Live/work space                                                         | C     |     |     |     |    |   |     |     |
| Multifamily dwellings                                                   | P     | P   |     |     |    |   |     |     |
| Multifamily dwellings w/professional<br>offices                         | S     | S   |     |     |    |   |     |     |
| Mixed Use - multifamily and commercial<br>(excluding hotel)             | S     | S   |     |     |    |   |     |     |
| <b>NONRESIDENTIAL USES</b>                                              |       |     |     |     |    |   |     |     |
| <b>Commercial and Industrial Businesses</b>                             |       |     |     |     |    |   |     |     |
| Appliance and furniture repair services,<br>except garages              |       |     |     |     |    |   |     | P   |
| Animal boarding, and animal hospitals                                   |       | C   | C   | C   |    |   |     | C   |
| Artist studio                                                           |       | C   | C   | C   |    |   |     | P   |
| Car rental services                                                     |       |     | C   | C   | C  | C | C   | C   |
| Construction equipment sales<br>establishment                           |       |     |     |     |    |   |     | C   |
| Construction material sales and services                                |       |     |     |     |    |   |     | C   |
| Contracting business                                                    |       |     |     |     |    |   |     | S   |
| Light manufacturing                                                     |       |     |     |     |    |   |     | P   |
| Storage tanks containing petroleum<br>products or volatile liquids      |       |     |     |     |    |   |     | C   |
| Engraving services                                                      |       |     |     |     |    |   |     | P   |
| Professional, medical, and business offices                             | P     | P   | P   | P   | P  | P | P   | P   |
| Research lab                                                            |       |     |     |     |    |   |     | P   |
| Recycling centers, plants, and<br>recycling/recovery facilities         |       |     | C   |     |    |   |     | C   |
| Truck and bus terminals and yards                                       |       |     |     |     |    |   |     | P   |
| Urban/vertical/hydroponic farming, except<br>cannabis                   |       |     |     |     |    |   |     | P   |

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ZONING & REQUIREMENTS



| Uses                                                                                                                     | Zones |     |     |     |    |   |     |     |
|--------------------------------------------------------------------------------------------------------------------------|-------|-----|-----|-----|----|---|-----|-----|
|                                                                                                                          | B-1   | B-2 | B-3 | B-4 | UN | O | HRO | M-1 |
| Warehouse                                                                                                                |       |     |     |     |    |   |     | P   |
| Wholesale business                                                                                                       |       |     |     |     |    |   |     | P   |
| <b>Consumer Services and Lodging</b>                                                                                     |       |     |     |     |    |   |     |     |
| Automatic coin-operated laundries                                                                                        | C     | C   | C   | C   |    |   |     | C   |
| Auto laundries (aka car wash)                                                                                            |       | C   | C   |     |    |   |     | C   |
| Bank or trust company or savings and loan institutions, except drive-in facilities                                       | P     | P   | P   | P   |    | P | P   | P   |
| Bank with drive-in                                                                                                       | C     | C   | C   | C   |    |   |     | P   |
| Gasoline or automobile service station                                                                                   | C     | C   | C   | C   |    |   |     | C   |
| Beauty services                                                                                                          | P     | P   |     | P   |    |   |     |     |
| Hotels                                                                                                                   |       | S   | S   | S   |    |   |     |     |
| Mixed Use - hotel and multifamily                                                                                        |       | S   | S   | S   |    |   |     |     |
| Massage establishment or health club                                                                                     | C     | C   | C   | C   |    |   |     |     |
| Personal service establishments                                                                                          | P     | P   | P   | P   |    |   |     |     |
| Publishing and printing services                                                                                         |       |     | P   |     |    |   |     | P   |
| Studios for instruction and practice of dancing, fine and performance arts, physical self defense, and physical exercise | P     | P   | P   | P   |    |   |     |     |
| <b>Education</b>                                                                                                         |       |     |     |     |    |   |     |     |
| Business or vocational schools                                                                                           |       | P   | P   | P   |    |   |     | P   |
| College or university campus                                                                                             |       |     |     |     | S  |   |     |     |
| Child day care, nursery schools                                                                                          | C     | C   | A   | A   | A  | A | A   |     |
| Public schools, parochial schools, and vocational schools (Pre-K to 12)                                                  | P     |     |     |     | P  | P |     |     |
| <b>Entertainment, Recreation, and Assembly</b>                                                                           |       |     |     |     |    |   |     |     |
| Amusement machine complex, arcade                                                                                        |       |     | P   |     |    |   |     |     |
| Art gallery                                                                                                              | P     | P   | P   | P   |    |   |     |     |
| Assembly venues                                                                                                          | C     | C   | C   | C   | C  | C |     |     |
| Indoor amusement/recreation                                                                                              |       | C   | C   | C   | C  | C | C   | C   |
| Pool and billiard hall                                                                                                   |       |     | C   |     |    |   |     |     |
| Psychic readings                                                                                                         |       |     | C   |     |    |   |     |     |
| Night club (including with on-site alcohol consumption)                                                                  |       | C   | C   | C   | C  |   |     |     |
| Theaters, concert halls, auditoriums                                                                                     |       | P   | P   | P   |    | P |     |     |
| <b>Food and Drink</b>                                                                                                    |       |     |     |     |    |   |     |     |
| Alcohol manufacturing with or without on-site consumption (e.g., brewpub, winery, distillery)                            |       |     | P   | P   | P  |   |     | P   |
| Eating and drinking establishments, excluding drive-through                                                              | P     | P   | P   | P   | P  | P | P   |     |
| <b>Healthcare and Social Services</b>                                                                                    |       |     |     |     |    |   |     |     |
| Assisted living                                                                                                          |       | P   |     |     |    |   |     |     |
| Nursing and convalescent home                                                                                            |       | C   |     |     |    |   |     |     |

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# Johnson Ave & Burlews Ct. HACKENSACK, NJ

## ZONING USES

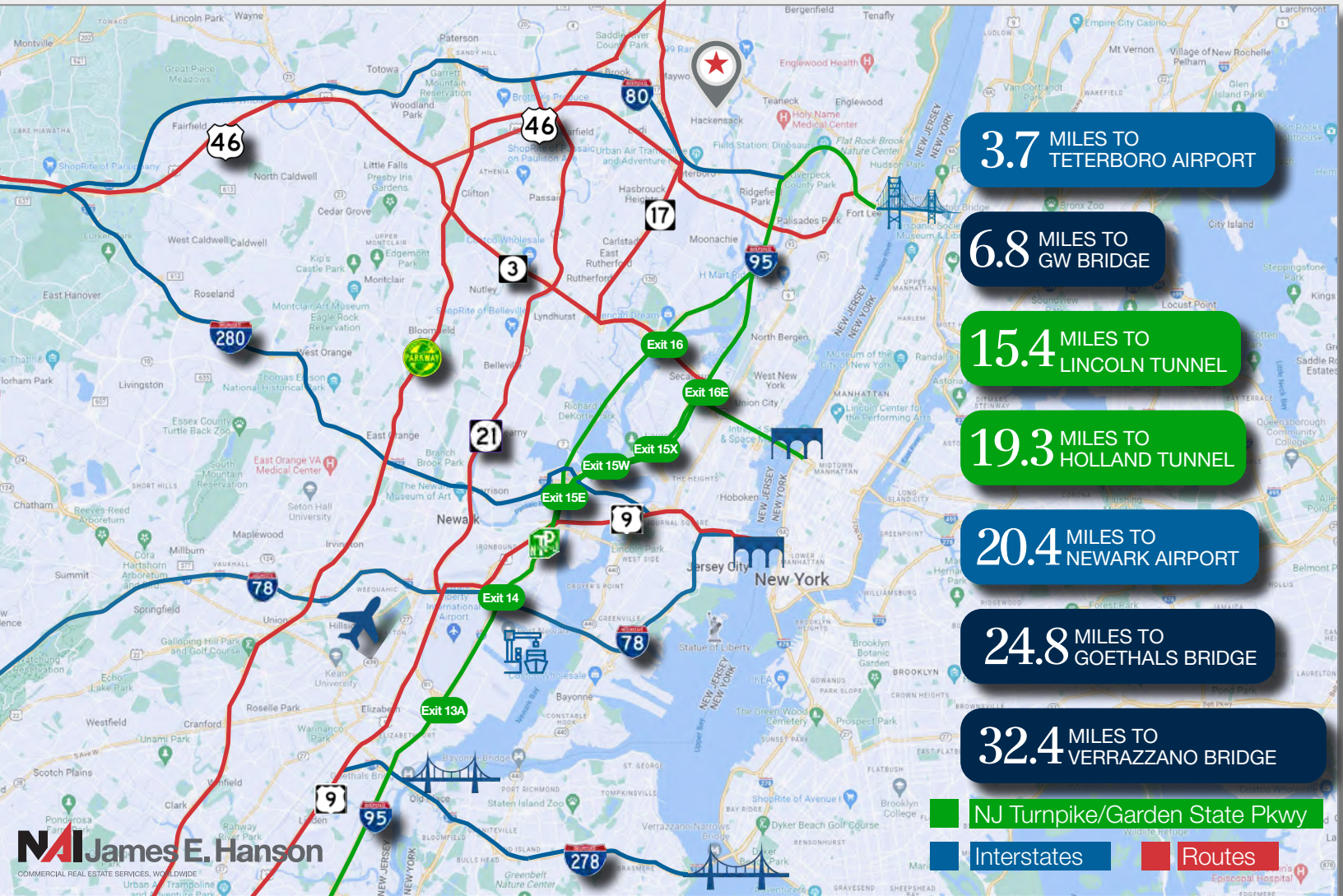
| Uses                                                                                                                               | Zones       |     |     |     |    |   |     |     |
|------------------------------------------------------------------------------------------------------------------------------------|-------------|-----|-----|-----|----|---|-----|-----|
|                                                                                                                                    | B-1         | B-2 | B-3 | B-4 | UN | O | HRO | M-1 |
| <b>Retail/Consumer Sales</b>                                                                                                       |             |     |     |     |    |   |     |     |
| Neighborhood retail                                                                                                                | P           | P   | P   | P   | P  |   |     |     |
| General retail                                                                                                                     |             | P   | P   | P   |    |   |     |     |
| Automobile parts retailers                                                                                                         |             |     | P   | P   |    |   |     |     |
| New automobile sales                                                                                                               |             | C   | C   | C   |    |   |     | C   |
| Farmers market                                                                                                                     | S           | S   | S   | S   |    |   |     |     |
| Retail sale of products manufactured on site                                                                                       |             |     |     |     |    |   |     | S   |
| Shopping centers $\geq$ 100,000 square feet GFA                                                                                    |             |     |     | P   |    |   |     |     |
| <b>Public/Quasi-Public/Charitable</b>                                                                                              |             |     |     |     |    |   |     |     |
| Cemetery                                                                                                                           |             | S   |     |     |    |   |     | S   |
| County, state and federal government buildings                                                                                     | P           | P   | P   | P   | P  | P | P   | P   |
| County-, state- and federal-owned park and recreation                                                                              | P           | P   | P   | P   | P  | P | P   |     |
| Utilities                                                                                                                          | P           | P   | P   | P   | P  | P | P   | P   |
| Municipal buildings                                                                                                                | P           | P   | P   | P   | P  | P | P   | P   |
| Municipal open space                                                                                                               | P           | P   | P   | P   | P  | P | P   |     |
| Places of worship                                                                                                                  | C           | C   | C   | C   | C  | C | C   |     |
| Public utility (except gas manufacture)                                                                                            |             |     |     |     |    |   |     | P   |
| Telecommunications towers                                                                                                          | Article XIV |     |     |     |    |   |     |     |
| <b>Accessory Uses and Structures</b>                                                                                               |             |     |     |     |    |   |     |     |
| Accessory uses and structures customarily incidental to principal use                                                              | A           | A   | A   | A   | A  | A | A   | A   |
| <b>USES BELOW THIS LINE ARE NOT EXHAUSTIVE OF PERMITTED ACCESSORY USES</b>                                                         |             |     |     |     |    |   |     |     |
| Laundry facilities                                                                                                                 | A           | A   | A   | A   |    |   |     |     |
| Arcade and amusement games and machines in restaurants, hotels, bars, assembly places, and the like (five or fewer games/machines) | A           | A   | A   | A   |    |   |     |     |
| Live entertainment in bars and restaurants                                                                                         | A           | A   | A   | A   | A  | A | A   |     |
| Billiard tables in bars                                                                                                            | A           | A   | A   | A   | A  | A | A   |     |
| Assembly or conference halls in hotels                                                                                             |             |     | A   | A   | A  |   |     |     |
| Parking garage and deck                                                                                                            | A           | A   | A   | A   | A  | A | A   |     |
| Private garage (residential)                                                                                                       |             |     |     |     |    | A | A   |     |
| Surface parking area                                                                                                               | A           | A   | A   | A   | A  | A | A   | A   |
| Underground parking                                                                                                                |             |     |     | A   |    |   |     |     |

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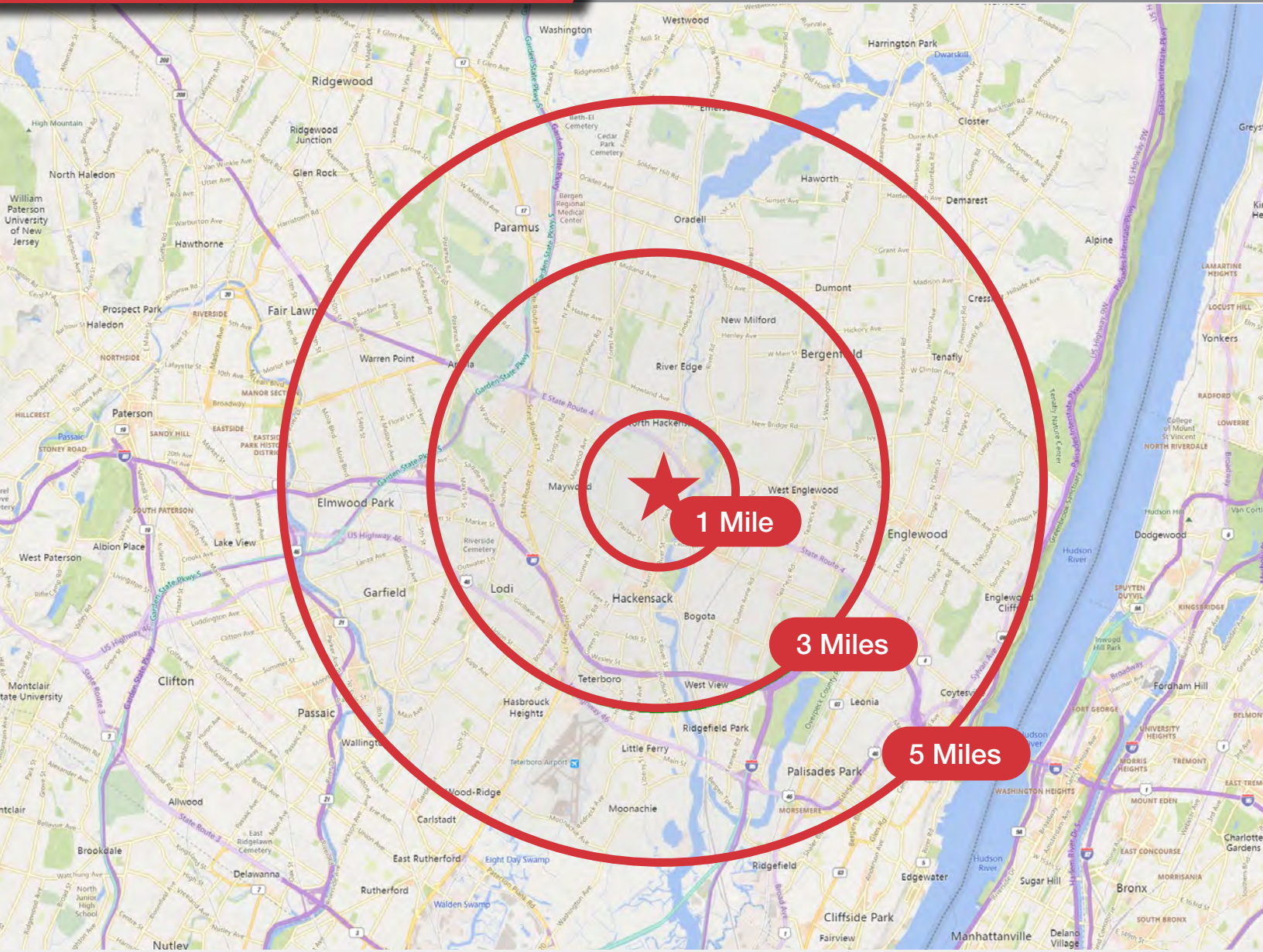
# Johnson Ave & Burlews Ct. HACKENSACK, NJ

AERIAL VIEW  
& HIGHWAY MAP



# Johnson Ave & Burlews Ct. HACKENSACK, NJ

DEMOGRAPHICS  
1-3-5 MILES



| DEMOGRAPHICS              | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| Total Population          | 27,672    | 207,983   | 522,638   |
| Median Age of Householder | 41        | 41        | 41        |
| Average Household Income  | \$119,029 | \$143,331 | \$143,504 |





# Johnson Ave & Burlews Ct. HACKENSACK, NJ

# 40 BURLEWS COURT SURVEY

