

# LIGHT INDUSTRIAL WAREHOUSE

55 Thomas Road N, Hawthorne, NJ

FOR SUBLEASE





 55 Thomas Road N • Hawthorne, NJ

## PROPERTY HIGHLIGHTS

### Light Industrial Warehouse

- Available Immediately
- Delivered Vacant
- Fully Conditioned with 12' of Clear Ceilings
- 18 Parking Spaces
- (3) Drive-In Doors and (1) Dock Door
- Located in the Center of Hawthorne's Industrial Corridor
- Convenient Access to Route 208, Route 80, Route 4, Route 20, Garden State Parkway, and Route 17

11,976 SF  
**FOR SUBLEASE**

### OFFERING SUMMARY

<b>Lease Price:</b>	Call for Details
<b>Available:</b>	11,976 SF
<b>Building Size:</b>	11,976 SF

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	27,769	229,657	444,902
<b>Median Age</b>	36.1	37.5	39.7
<b>Total Households</b>	9,118	75,058	150,021
<b>Average HH Income</b>	\$88,436	\$99,016	\$116,679

### EXCLUSIVELY OFFERED BY:

#### CJ HUTER

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cj@vanrockcre.com

#### MATT STEIER

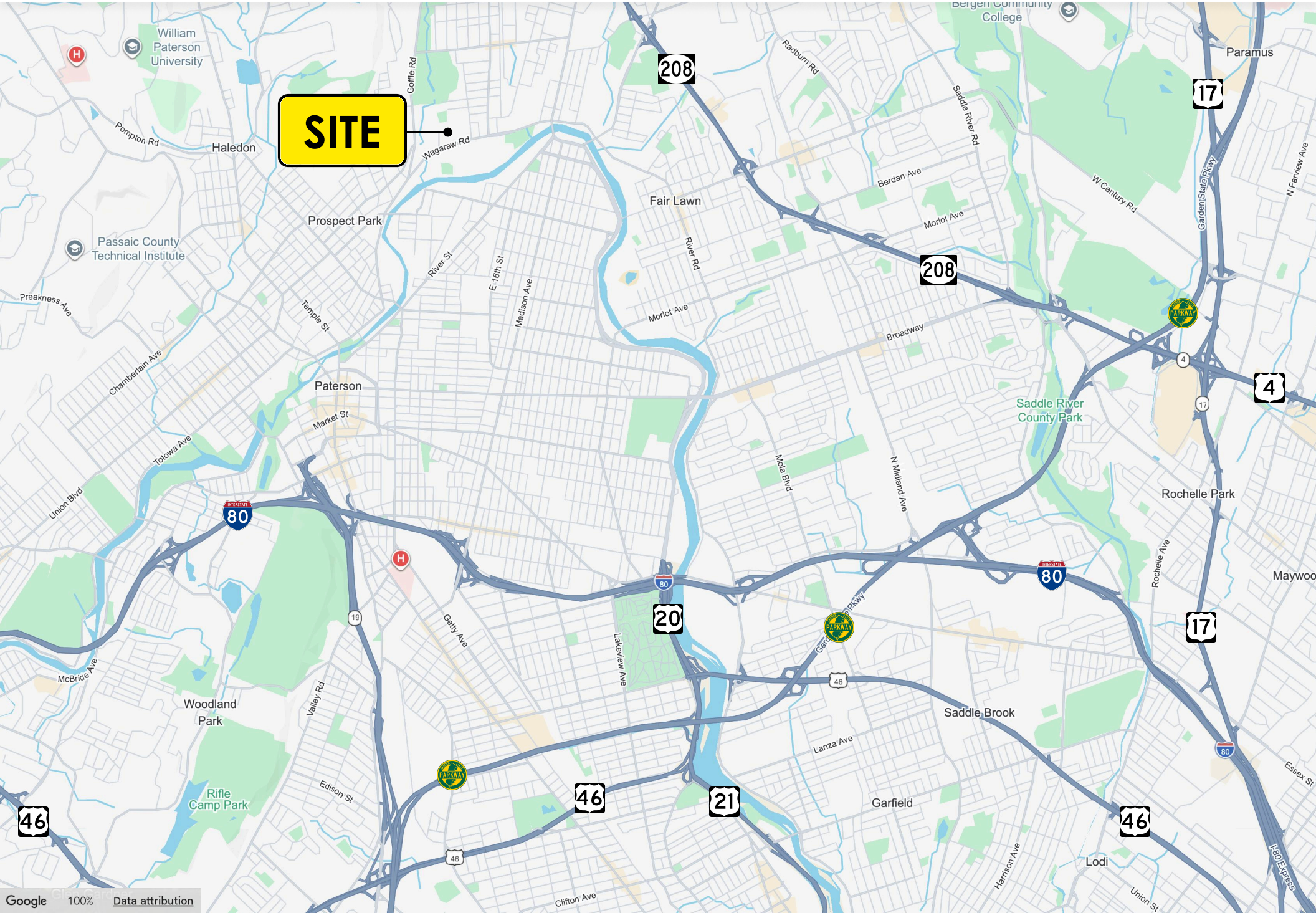
201.403.5439  
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**VanRockCRE**  
COMMERCIAL REAL ESTATE

# IMAGE COLLAGE



# HIGHWAY ACCESS MAP



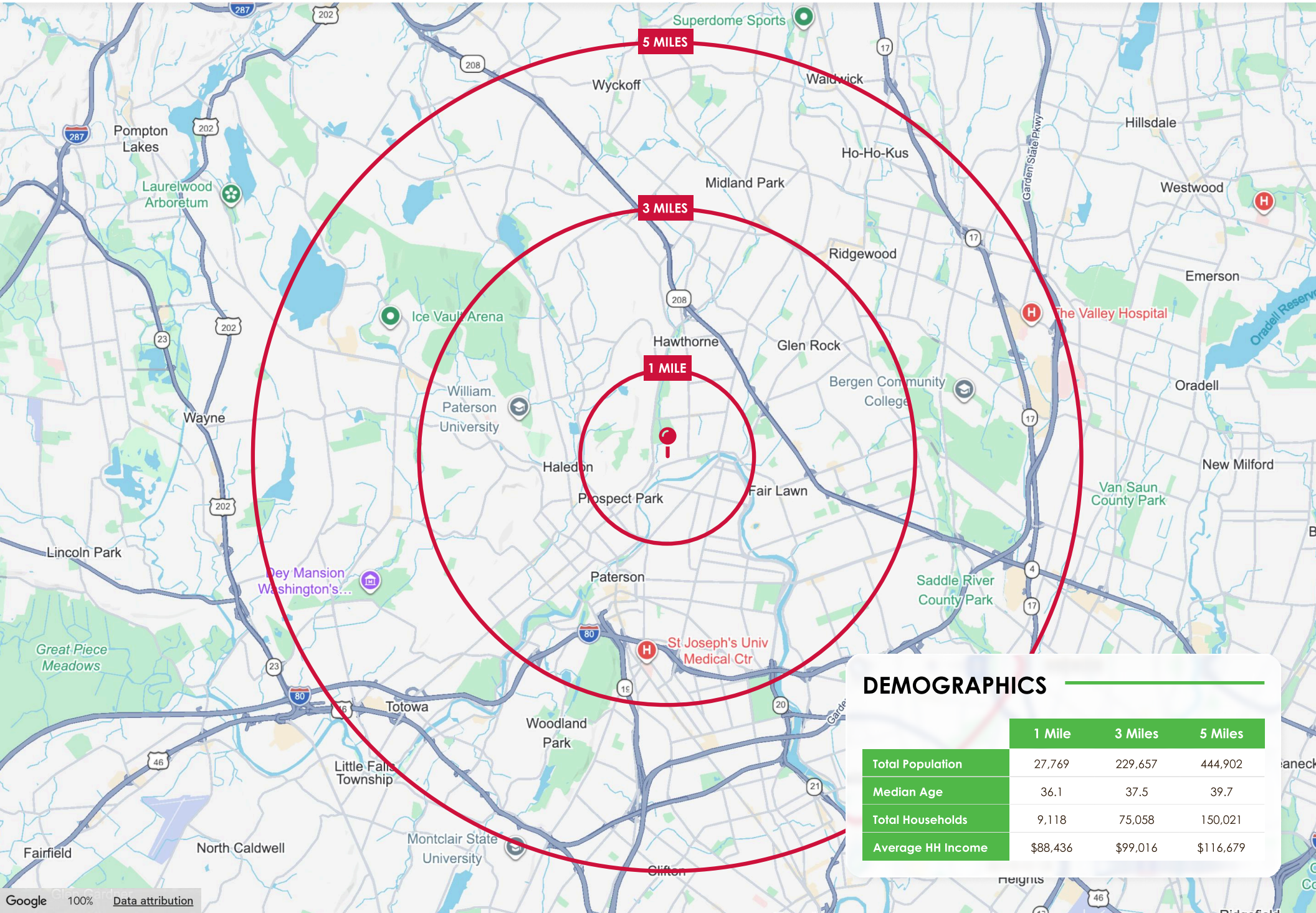


THOMAS ROAD N

THOMAS ROAD N

WAGARAW ROAD

# LOCATION MAP



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