IPRG

42 HEPWORTH PLACE GARFIELD, NJ 07026

CLOSED



SALE PRICE

$5,300,000

SALE METRICS

$110 Price/SF	48,000 Approx. SF
1.84 Acres Lot Size	October 30,2026 Closing Date

DEAL STORY

42 HEPWORTH PLACE - GARFIELD, NEW JERSEY

IPRG was retained to sell 42 Hepworth Place in Garfield, NJ, a 48,000-square-foot industrial property whose environmental obligations had prevented prior transactions from closing. Recognizing its potential, Nick Rogers led a targeted, off-market process focused on buyers equipped to address those obligations and put the building to productive use.

IPRG secured iLearn Schools & Facilities, an owner-user able to assume the environmental responsibilities and utilize the property as a warehouse supporting its charter school network. The transaction closed for $5,300,000 on October 30, 2026, achieving the sellers' longstanding goal and giving the property a new purpose serving the region's educational community.

ANDREA NESTICO **973.803.8050**

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NICK ROGERS **551.501.3473**