



Nicholas B. DePaolera

Associate

NAI James E. Hanson

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Scope of Responsibilities

Nicholas DePaolera's deep experience in both the brokerage and development sectors provides him with a unique lens to fully understand commercial real estate transactions and investment life cycles.

Nicholas is one of a select group of advisors holding the ARGUS-Enterprise certification. This software enables Nicholas and his team to accurately project the performance of their clients' commercial real estate assets and portfolios throughout the investment life cycle.

Additionally, Nicholas is currently pursuing a Certified Commercial Investment Membership (CCIM), a designation that further proves his expertise in financial, market, and investment analysis.

Background & Experience

In addition to his work as an advisor with NAI James E. Hanson, Nicholas is a co-founder of D4 Properties, LLC ("D4"). D4 is a family owned full-service commercial real estate investment manager, developer and operator that targets value add opportunities in suburban markets throughout northern New Jersey. Nicholas' responsibilities with D4 include acquisitions/dispositions, underwriting and business development.

Prior to joining NAI James E. Hanson and co-founding D4 Properties LLC, Nicholas served as a Project Manager for Transwestern's Construction Management Department. There, he worked alongside the Director of Construction Management focusing on multi-million-dollar redevelopment/development projects in all asset classes.

Nicholas' responsibilities included, cost estimating, bid-leveling, scheduling (permitting, inspections, final C.O. documentation) and site supervision all through the construction process.

Professional Affiliations & Designations

- New Jersey Licensed Salesperson
- National Association of Industrial and Office Properties (NAIOP)
- ARGUS Software Certified (ASC) - Enterprise
- Industrial Office Real Estate Brokers Association (IOREBA)
- Warehouse Education and Research Council (WERC)
- Morris County Economic Development Corporation (MCEDC)
- National Association of Realtors (NAR)
- Morris County Chamber of Commerce (MCCC)
- Tri-boro Chamber of Commerce (TCC)
- Certified Commercial Investment Membership (CCIM) *In Process

Educational Background

- Rutgers University, New Brunswick, NJ – BS
- Rutgers Men's Division I Lacrosse Player
- Named to the Big East All-Academic Team
- Earned 'The Big East Player-of-the-Week' on multiple occasions
- Awarded the Alfred Sasser Trophy on multiple occasions

Significant Transactions

- Sold 157,822 SF Industrial at 700 Bartley-Chester Road, Flanders
- Leased 98,003 SF Flex at 630 West Mount Pleasant Ave, Livingston
- Leased 33,853 SF Office at 111 Littleton, Parsippany (Multiple Transactions)
- Sold 27,248 SF Industrial at 6 Aspen Drive, Randolph
- Leased 16,641 SF Flex at 7-9 Vreeland Road, Florham Park
- Sold 16,000 SF Industrial at 55-57 Bushes Lane, Elmwood Park
- Sold 15,700 SF Industrial at 20 Bushes Lane, Elmwood Park
- Leased 12,738 SF Office at 700 Plaza Drive, Secaucus (Multiple Transactions)
- Sold 11,680 SF Industrial at 2115 Millburn Ave, Maplewood
- Leased 11,579 SF Office at 2200 Route 10 West, Morris Plains
- Sold 11,000 SF Industrial at 10 Midland Ave, Mountain Lakes
- Sold 10,876 SF Industrial at 1030 Clifton Ave, Clifton
- Leased 10,670 SF Industrial at 385 Franklin Ave, Rockaway
- Sold 9,963 SF Industrial at 10 Bushes Lane, Elmwood Park
- Leased 9,318 SF Office at 2740 Route 10 West, Morris Plains
- Leased 4,018 SF Office at 1140 Route 22 East, Bridgewater
- Leased 2,878 SF Office at 1655 Valley Road, Wayne