

FOR LEASE

# 235 PEGASUS AVE

NORTHVALE, NJ 07647



25,000 ± SQ FT. | WAREHOUSE OR LAST MILE DISTRIBUTION FACILITY

**CONTACT EXCLUSIVE BROKER**

**ERIC LEWIN**

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**STACEY WELLINS**

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**235 PEGASUS AVENUE** // NORTHVALE, NJ

**Team Resources**, as exclusive agent, is pleased to present this 25,000 +/- sq. ft. warehouse/last mile distribution space located near Route 505, I-287, 9W and Palisades Parkway.

**Property Description**

<b>Building Size:</b>	50,000 +/- sq. ft.
<b>Available Space:</b>	25,000 +/- sq. ft.
<b>Acreage:</b>	3.9 +/- acres
<b>Office Space:</b>	6,000 +/- sq. ft.
<b>Loading Doors:</b>	2 loading docks (10' x 12') with levelers
<b>Ceiling Height:</b>	17' clear
<b>Column Span:</b>	40' x 34'
<b>Parking:</b>	50+ cars
<b>Asking Rental:</b>	Upon Request
<b>Taxes:</b>	\$1.82 +/- per sq. ft.
<b>CAM/Insurance:</b>	\$1.60 +/- per sq. ft. / \$0.28 +/- per sq. ft.

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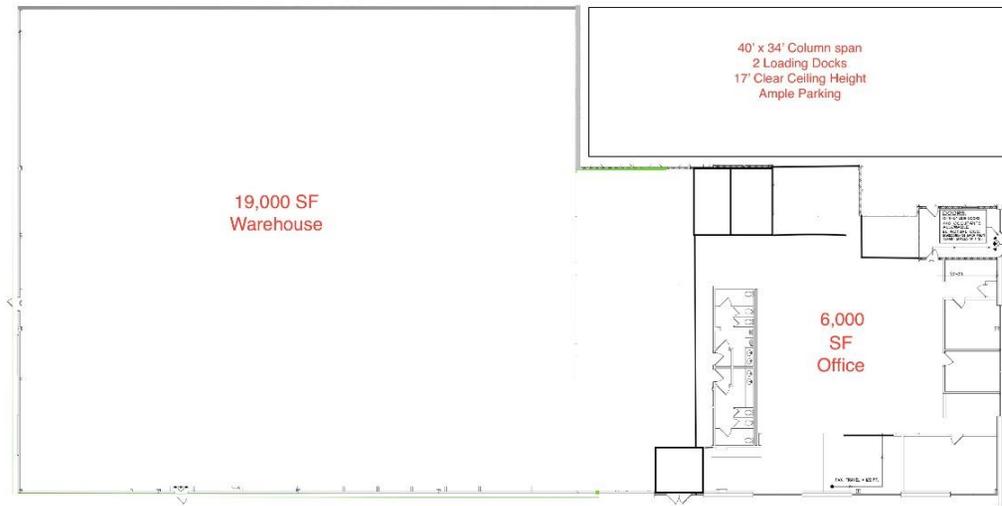
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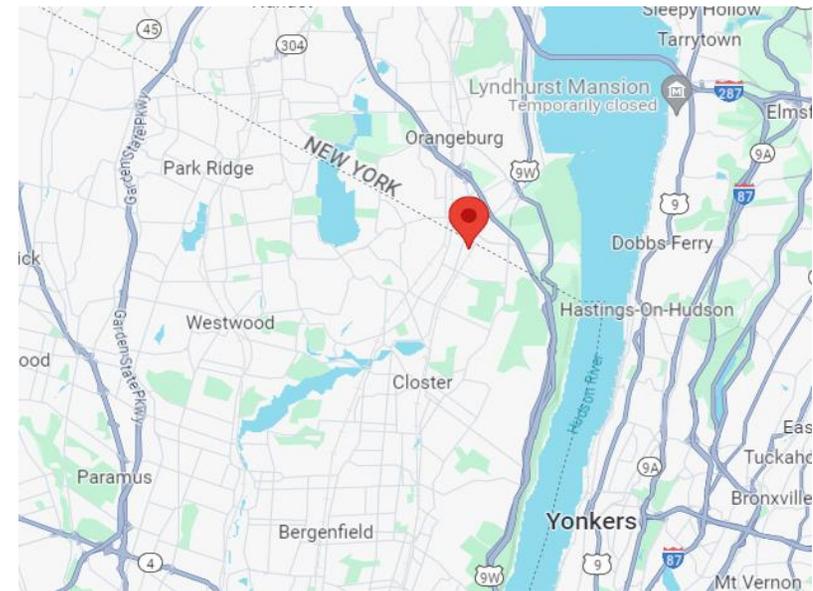
**235 PEGASUS AVENUE**

Great location with access to Route 505, I-287, 9W and Palisades Parkway. Space offers 17' clear ceilings, tailboard loading, LED lighting and 50 car parking. Call for pricing.



**PROXIMITY TO KEY LOCATIONS**

<b>GWB:</b>	15 miles	<b>Lincoln Tunnel:</b>	30 miles
<b>Port of Newark:</b>	20 miles	<b>Teterboro Airport:</b>	20 miles



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