

# 45 Secaucus Roa Secaucus, NJ

Can be delivered vacant or as full/partial 3PL. Well trained work force available.

# 73,000+/- SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

### CONTACT EXCLUSIVE BROKER

## **Greg Sholom**

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# **David Cantor**

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### **Executive Summary**

# 245 Secaucus Road // Secaucus , NJ

**Team Resources**, as exclusive agent, is pleased to present this property of 73,000 +/- Sg. Ft. for Lease. Zoned Light Industrial with NJ Turnpike visibility.



Property Description	
Acreage:	5.9 +/- acres
Available Space:	73,000 +/- sq. ft.
Building Size:	189,000 +/- sq. ft.
Office Space:	8,000 +/- sq. ft.
Ceiling Height:	23' clear
Loading Doors:	6 tailboard doors, 1 drive-in door
Column Spacing:	38' x 40'
Parking:	ample car & trailer parking
Sprinklers:	wet
Lease Price:	Upon Request
Taxes:	Approx. \$1.60 per sq. ft. (2022)
Occupancy:	immediate

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.

2 +/- miles

12 +/- miles

# 245 Secaucus Road // Secaucus , NJ

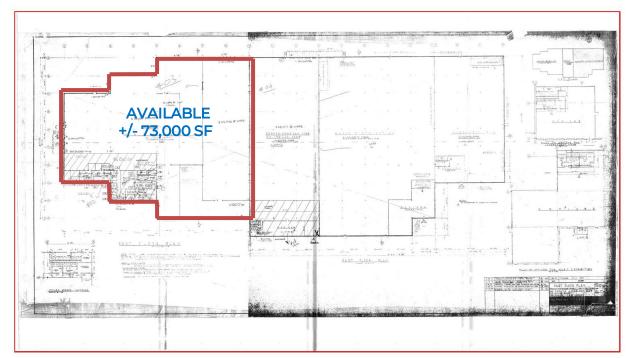
#### **PROXIMITY TO KEY LOCATIONS**

Port Newark Lincoln Tunnel 4 +/- miles

8 +/- miles

NJ Turnpike GW Bridge

1.5 +/- miles Commuter Rail:







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