

FOR LEASE

# 65 RAILROAD AVENUE RIDGEFIELD, NJ

42,000 +/- SQ. FT. INDUSTRIAL UNIT (#9)

**CONTACT EXCLUSIVE BROKER**

**Eric Lewin**

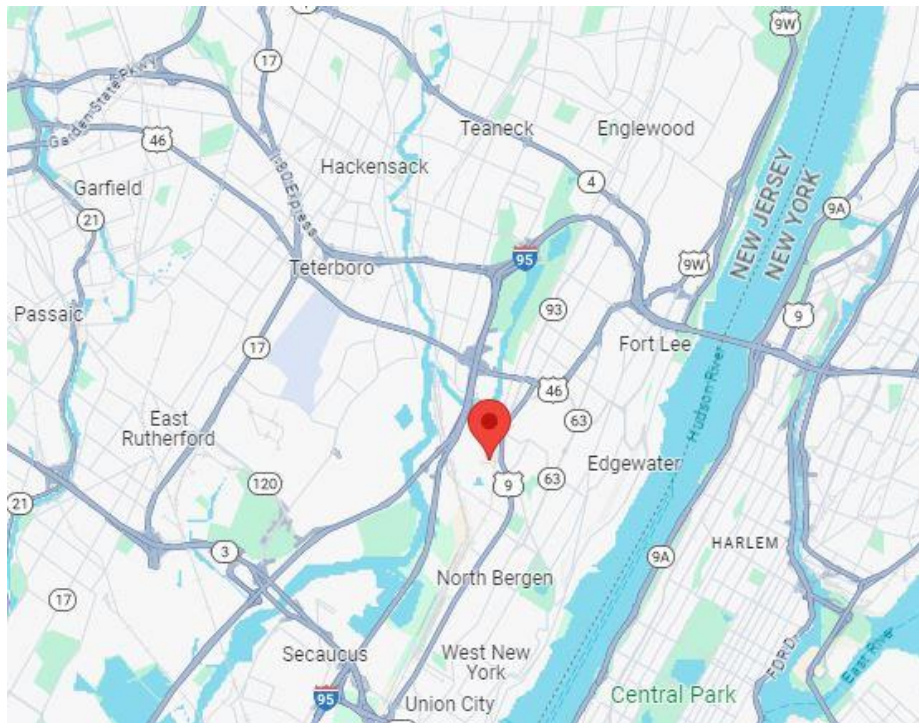
Mobile (201) 832-4569

[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)



# 65 RAILROAD AVE #9 // RIDGEFIELD , NJ

**Team Resources**, as exclusive agent, is pleased to present this property of 42,000 +/- Sq. Ft. ground-level for Lease. Zoned Industrial Space.



## PROXIMITY TO KEY LOCATIONS

- Port Newark 14 +/- miles
- Lincoln Tunnel 4 +/- miles
- Holland Tunnel 6 +/- miles
- NJ Turnpike 6 +/- miles
- GW Bridge 6 +/- miles

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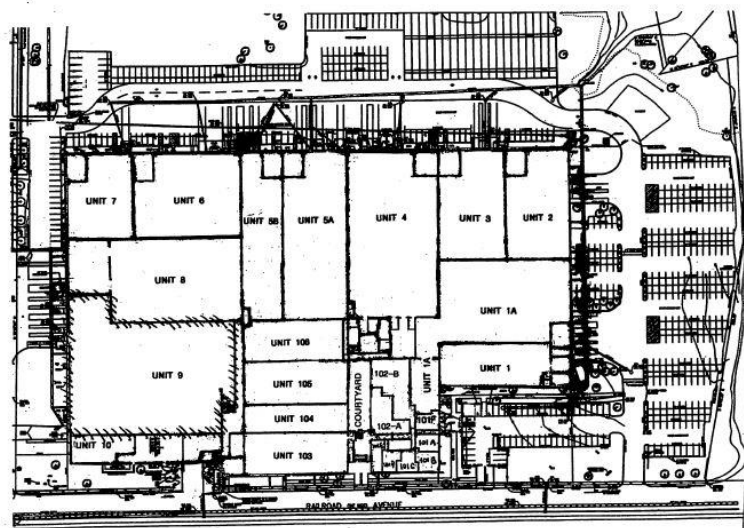
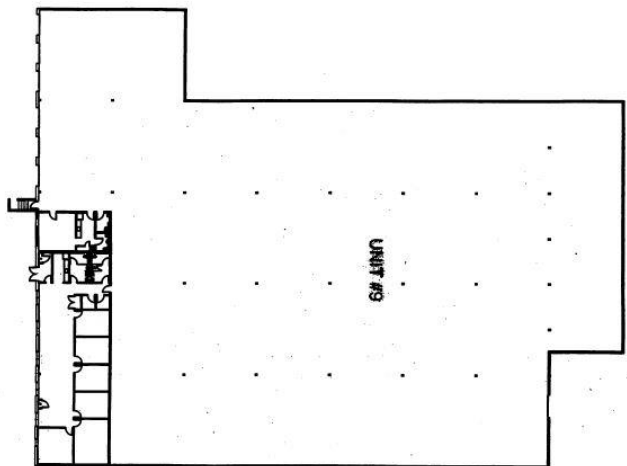
## Property Description

<b>Available Space:</b>	42,000 +/- sq. ft.
<b>Office Space:</b>	3,250 +/- sq. ft.
<b>Ceiling Height:</b>	22' clear
<b>Loading Doors:</b>	6 tailboard doors
<b>Zoning:</b>	Industrial
<b>Sprinklers:</b>	wet
<b>Power:</b>	200A / 480V / 3PH
<b>Lease Price:</b>	\$16.95 per sq. ft. NNN
<b>Taxes/CAM:</b>	\$3.52 +/- per sq. ft. With an addl. \$0.56 psf for heat.
<b>Occupancy:</b>	April 1, 2024

- Improvements Underway:**
- New LED Lighting
  - Brand New Office Space
  - Warehouse Walls Painted
  - Brand New Parking Lot



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