5 RAILROAD AVENUE RIDGEFIELD, NJ

FOR LEASE

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

CONTACT EXCLUSIVE BROKER Eric Lewin Mobile (201) 832-4569

-

elewin@teamresourcesinc.com

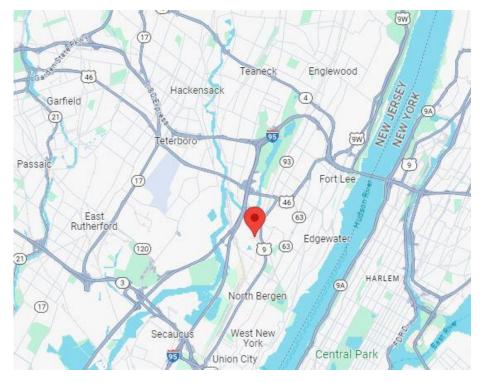




Executive Summary

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

CONTACT EXCLUSIVE BROKER

Eric Lewin

Mobile (201) 832-4569

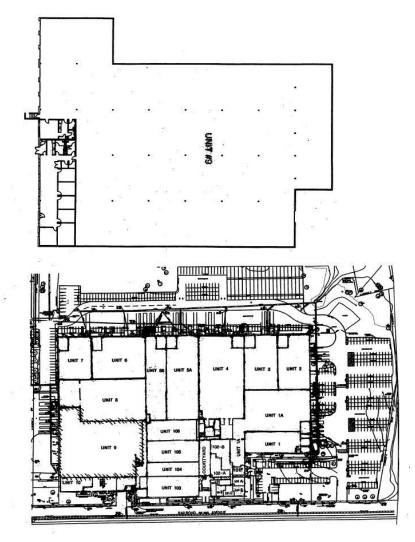
elewin@teamresourcesinc.com

Property Description	
Available Space:	42,000 +/- sq. ft.
Office Space:	3,250 +/- sq. ft.
Ceiling Height:	22' clear
Loading Doors:	6 tailboard doors
Zoning:	Industrial
Sprinklers:	wet
Power:	200A/480V/3PH
Lease Price:	\$16.95 per sq. ft. NNN
Taxes/CAM:	\$3.52 +/- per sq. ft. With an addl. \$0.56 psf for heat.
Occupancy:	April 1, 2024
Improvements Underway:	 New LED Lighting Brand New Office Space Warehouse Walls Painted Brand New Parking Lot



All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are *urged* to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

65 RAILROAD AVE. #9 // RIDGEFIELD , NJ







Eric Lewin

Mobile (201) 832-4569

<u>elewin@teamresourcesinc.</u>com



All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are *urged* to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.