FOR LEASE

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239 6th AVENUE

PATERSON, NJ

4,000 +/- SQ. FT. INDUSTRIAL

CONTACT EXCLUSIVE BROKER David Knapel

Mobile (201) 406-7189 dknapel@teamresourcesinc.com Eric Lewin Mobile (201) 832-4569 elewin@teamresourcesinc.com



Mattress.Pillows.S.

Executive Summary

239 6th Avenue // Paterson, NJ

Team Resources, as exclusive agent, is pleased to present this warehouse unit of 4,000 +/- Sq. Ft. for Lease. Zoned Industrial Space.



Property Description		
Available Space:	4,000 +/- sq. ft.	
Office Space:	500 +/- sq. ft.	
Ceiling Height:	22' clear	
Loading Doors:	2 tailboard doors / 1 drive-in door	
Power:	200 amps	
Parking:	10 cars	
Lease Price:	\$15.00 per sq. ft. MG	
Occupancy:	05/01/2024	

PROXIMITY TO KEY LOCATIONS

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

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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.

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