

### CONTACT EXCLUSIVE BROKER

**STEVE ULIN** 

Mobile (201) 747-5795

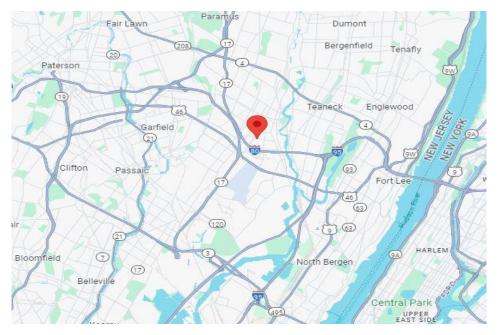
sulin@teamresourcesinc.com





# 213 KING STREET // HACKENSACK, NJ

**Team Resources**, as exclusive agent, is pleased to present this 11,652+- sf warehouse. This industrial property is located in the heart of Bergen County and minutes to major highways, providing both a convenient and efficient means for a wide customer base.



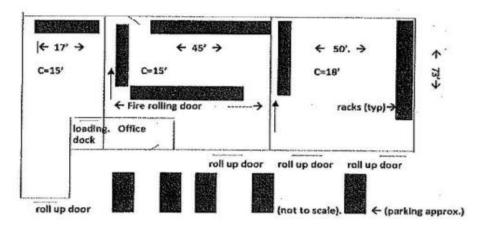
# **PROXIMITY TO KEY LOCATIONS**

Ports: 16 +/- miles	NJ Turnpike	12 +/- miles
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Lincoln Tunnel 11 +/- miles G W Bridge 7 +/- miles

Easily accessible to: Routes, 4, 17, 46, 1-80 & 1-95

Property Description	
Available	11,652 +- sq. ft.
Office Space:	1,416 +/- sq. ft.
Ceiling Height:	14' - 16'
Loading:	1 tailboard door
	4 drive-in doors
Power:	200 amps
Parking:	5 cars
Asking Rental:	\$16,500 per month MG (Base year taxes & insurance included)
Sprinkler:	Dry sprinkler system
Occupancy:	July 1, 2024



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### PHOTO PAGE











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