

FOR LEASE

# 95 MAYHILL STREET, UNIT F2

## SADDLE BROOK, NJ

BUNGALOW 5  
SUITE 5

BUNGALOW 5

6

BUNGALOW 5

5

BUNGALOW 5



32,000 ± SQ. FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

**ERIC LEWIN**

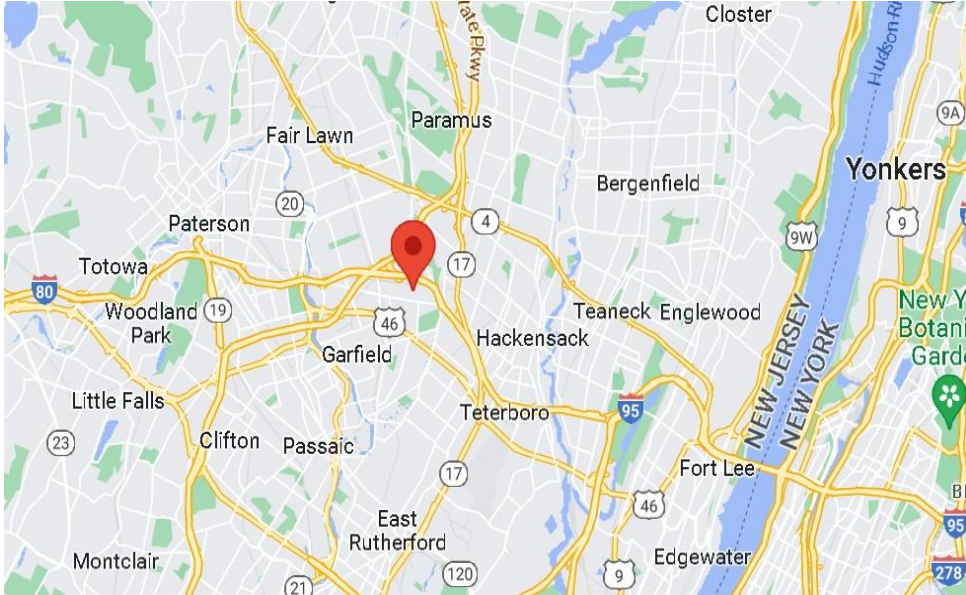
Mobile (201) 832-4569

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



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**Team Resources**, as exclusive agent, is pleased to present this 32,000 sf warehouse and distribution facility with rail service by NY Susquehanna & Western Railroad.. This 32,000 sf warehouse/distribution facility is minutes to major highways..



**Property Description**

<b>Available</b>	32,000 sq. ft.
<b>Office Space:</b>	2,500 sq. ft.
<b>Ceiling Height:</b>	22'
<b>Loading:</b>	3 tailboard doors
<b>Rail Doors:</b>	2 – Serviced by NY Susquehanna & Western Railroad
<b>Column Span:</b>	34.5' x 40'
<b>Asking Rental:</b>	Upon Request
<b>Taxes / CAM:</b>	Approx. \$2.62 / \$1.03 per sq. ft. (based on 2022/2023 actual)
<b>Comments:</b>	Minutes to Highways

**PROXIMITY TO KEY LOCATIONS**

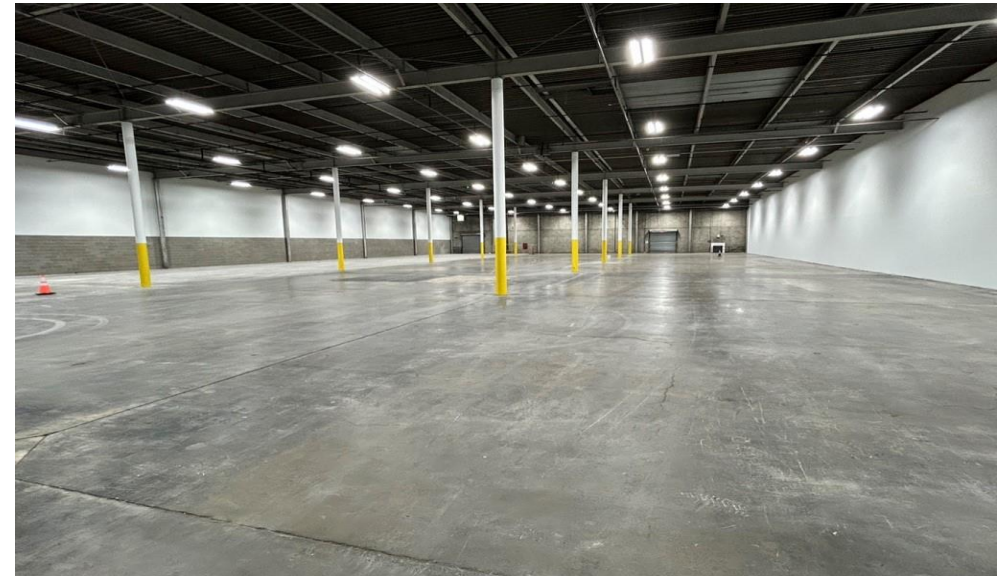
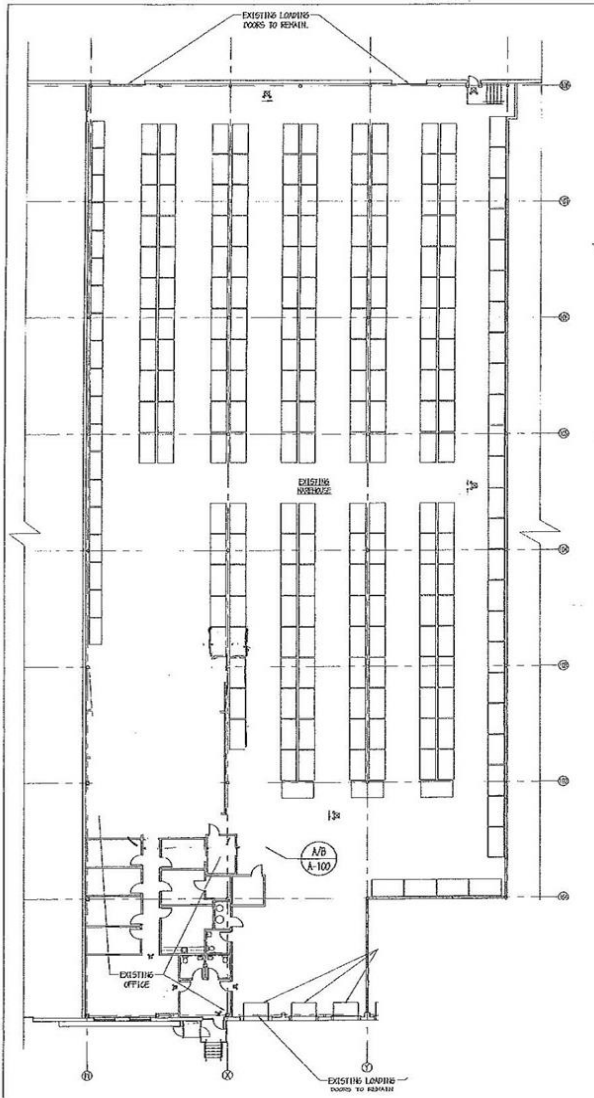
Ports	28 +/- miles	NJ Turnpike	7.3 +/- miles
Lincoln Tunnel	14.3 +/- miles	G W Bridge	9.5 +/- miles
GS Parkway	1.1 +/- miles	Route 80	0.9 +/- miles

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