

FOR LEASE

95 MAYHILL STREET

SADDLE BROOK, NJ

For Lease
38k - 104k
TEAM
RESOURCES
438-1177
Exclusive Broker

95 MAYHILL

103,000 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY
(DIVISIBLE TO 32,000 ± SQ FT)

CONTACT EXCLUSIVE BROKER

ERIC LEWIN

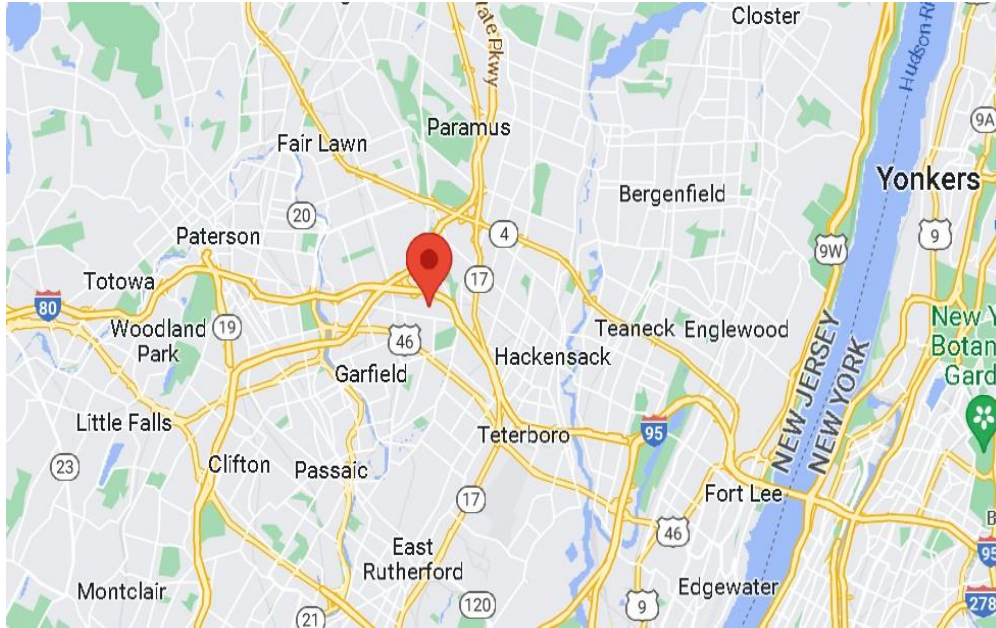
Mobile (201) 832-4569

elewin@teamresourcesinc.com



95 MAYHILL STREET // SADDLE BROOK, NJ

Team Resources, as exclusive agent, is pleased to present this 103,000 sf warehouse and distribution facility with rail service by NY Susquehanna & Western Railroad.. This 103,000 sf warehouse / distribution unit is divisible to 32,000 sf and minutes to major 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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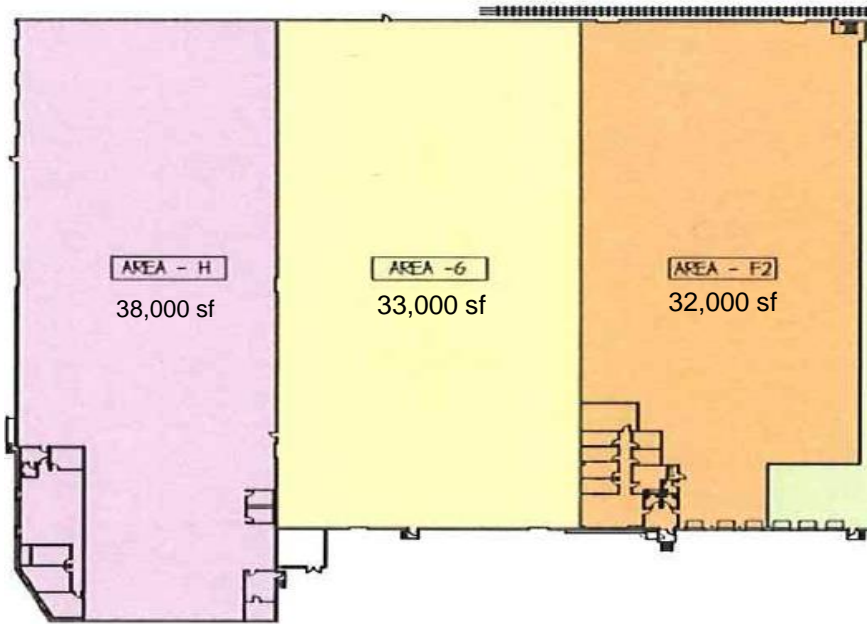
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Property Description

Available	103,000 +/- sq. ft. (Divisible to 32,000 +/- sq. ft.)
Office Space:	5,000 +/- sq. ft.
Ceiling Height:	Unit G: 22' clear – 65,000 sq. ft. Unit H: 30' clear – 38,000 sq. ft.
Loading:	9 Tailboard Doors / 1 Drive-In
Rail Doors:	2 – Serviced by NY Susquehanna & Western Railroad
Column Span:	34.5' x 40'
Asking Rental:	Upon Request
Taxes / CAM:	Approx. \$2.62 / \$1.03 per sq. ft. (based on 2022/2023 actual)
Occupancy:	32,000: immediate 103,000: 10/1/2024

Overview: 95 Mayhill Street in Saddle Brook is situated in the heart of Bergen County. The space boasts impressive features such as 22' – 30' ceilings, 9 loading docks equipped with dock levelers, a drive-in, and 2 active rail doors. The property includes office space, and a property manager is on-site for efficient management. The recent updates to the property include the installation of new LED lights, white box walls, and fresh paint and carpet, enhancing the overall appeal and functionality of the space.





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