

FOR SUB-LEASE

2600 71ST STREET

NORTH BERGEN, NJ

24,000 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

HENRY TORRES

Mobile (551) 482-0622

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2600 71st STREET // NORTH BERGEN, NJ

Team Resources, as exclusive agent, is pleased to present this 24,000 +/- sf industrial unit on a 4.31 acre fenced-in lot with convenient access to major highways for sub-lease. This location is ideal for warehousing and distribution.

**PROXIMITY TO KEY LOCATIONS**

Port Newark: 12 +/- miles NJ Turnpike 7 +/- miles
 Lincoln Tunnel: 5 +/- miles GW Bridge 7 +/- miles
 Holland Tunnel: 8 +/- miles

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Property Description

| | |
|------------------------|---------------------------|
| Building Size: | 65,938 +/- sq. ft. |
| Available: | 24,000 +/- sq. ft. |
| Ceiling Height: | 22' clear |
| Power: | 1,200 amps, 480v (heavy) |
| Loading: | 4 tailboard doors |
| Parking: | ample car & truck parking |
| Sprinklers: | wet |
| Column Span: | 42'w x 30'd |
| Asking Rental: | \$18.00 MG |
| Sub-lease Term: | 1 – 5 years |
| Occupancy: | Immediate |

Overview: We're pleased to offer this 24,000 s.f. warehouse unit equipped with heavy power, 4 loading docks, 42' x 30' column spans, a private bathroom as well as ample car & truck parking. With I-95/NJ Tpke., Lincoln & Holland Tunnels & GWB all within a short driving distance, this convenient location is ideally situated for businesses requiring distribution.





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