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

htorres@teamresourcesinc.com



1050 Wall Street West | Lyndhurst, NJ 07071 · info@teamresourcesinc.com | 201.438.1177

EXECUTIVE SUMMARY

Property Description

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	
Lincoln Tunne	l: 5	+/- miles	
Holland Tunnel: 8 +/- miles			

NJ Turnpike	7 +/- miles
GW Bridge	7 +/- miles

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.

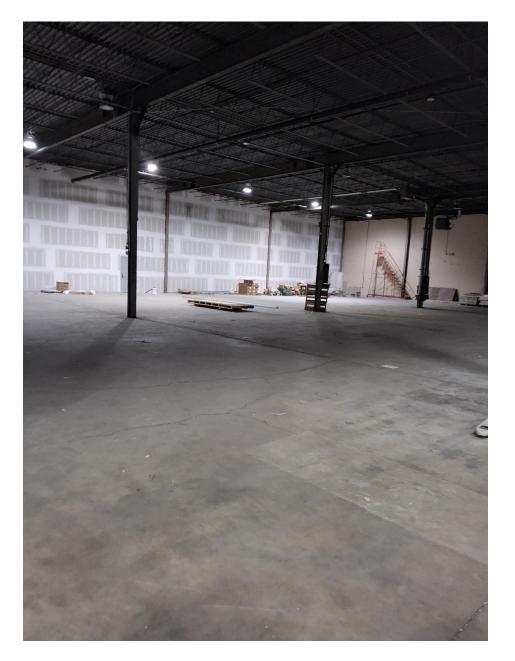


HENRY TORRES

Mobile (551) 482-0622

htorres@teamresourcesinc.com

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 any 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 commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



HENRY TORRES

Mobile (551) 482-0622

htorres@teamresourcesinc.com

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 any 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 commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.





