

FOR SUB-LEASE

85 5th Avenue
Paterson NJ
973.767.9527
UNIT #4

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Reduced
Lease
Rate!

85 5th AVENUE UNIT 4

PATERSON, NJ

50,000 ± SQ FT. (Divisible to 27,000 & 7,000 +/- sq. ft.) WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

STACEY WELLINS

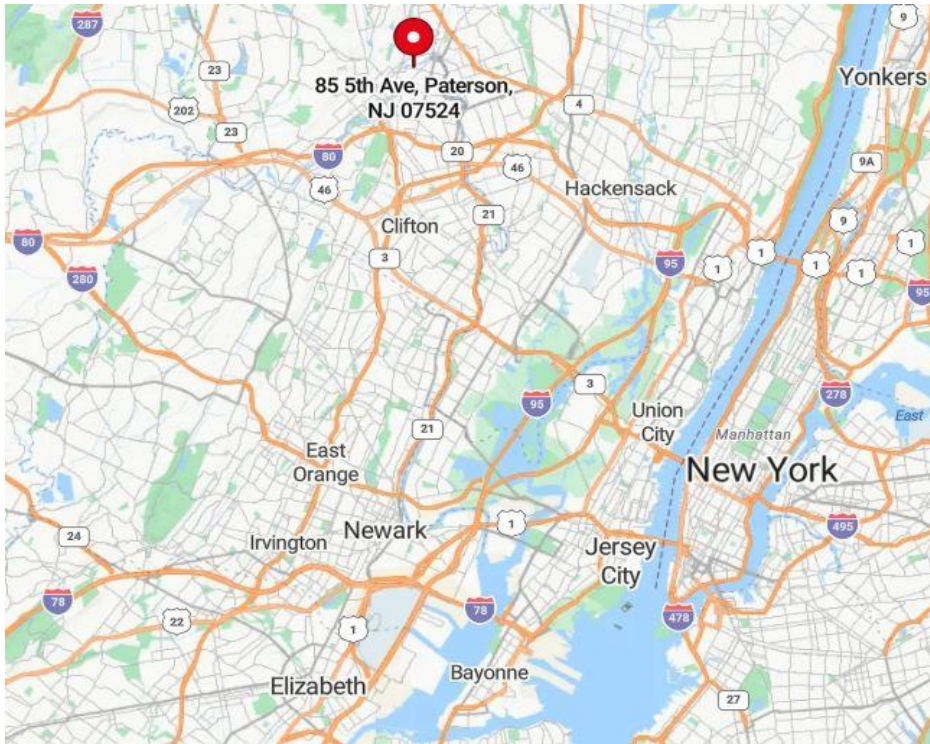
Mobile: (914) 907-4095

swellins@teamresourcesinc.com



85 5th Avenue. // PATERSON, NJ

Team Resources, as exclusive agent, is pleased to present this 50,000 +/- sf industrial property divisible to 27,000 +/- sq. ft. and 7,000 +/- sq. ft. Ideal for distribution & manufacturing.

**PROXIMITY TO KEY LOCATIONS**

Port Newark	21 +/- miles	NJ Turnpike	18 +/- miles
Lincoln Tunnel	18 +/- miles	GW Bridge	13 +/- miles

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Property Description

Building Size:	227,400 +/- sq. ft.
Available:	50,000 +/- sq. ft. (Divisible to 27,000 & 7,000 +/- sq. ft.)
Office Space:	To suit
Ceiling Height:	16' clear
Power:	Ample
Loading:	3 tailboard doors/2 drive-in doors
Parking:	10 cars
Asking Rental:	\$12.95 Gross
Sub-Lease Term:	Through April 30, 2032
Occupancy:	Immediate



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