50 MORTON ST.

FOR LEASE

EAST RUTHERFORD, NJ

29,558+/- SQ FT. INDUSTRIAL UNIT

CONTACT EXCLUSIVE BROKER Shawn Roth

Mobile (201) 312-5909 sroth@teamresourcesinc.com

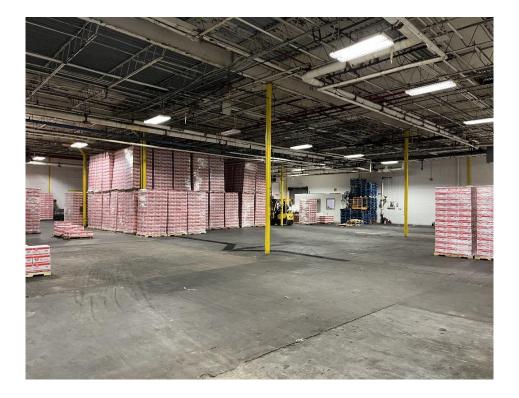




Executive Summary

50 Morton Street // East Rutherford, NJ

Team Resources, as exclusive agent, is pleased to present this property of +/- 29,558 Sq. Ft. with an additional unit of +/- 25,721 Sq. Ft. available.



Property Description	
Acreage:	5 +/- acres
Available Space:	29,558 +/- sq. ft.
Total Building Space:	90,600 +/- sq. ft.
Office Space:	1,900 +/- sq. ft. (2 floors)
Ceiling Height:	20'
Loading Doors:	5 tailboard doors / 1 Overhead door/ 1 loading platform with forklift ramp at ground-level.
Parking:	ample
Floor Drains:	yes
Sprinklers:	wet
Power:	2500 amps/480 volts
Lease Price:	\$15.50 per sq. ft. NNN
Estimated Taxes/Ins./CAM:	\$3.50 +/- per sq. ft.

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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 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 commission due cooperating brokers are subject to all meand con

PHOTOS & PLANS

50 Morton Street // East Rutherford, NJ

PROXIMITY TO KEY LOCATIONS

Port Newark Lincoln Tunnel 13.4 +/- miles NJ Turnpike 9.4 +/- miles GW Bridge

10.3 +/- miles 12.5 +/- miles



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