194 ATLANTIC STREE

HACKENSACK, NJ

FOR LEASE

5 P

2,250 ± SQ FT. FREE STANDING INDUSTRIAL BUILDING

CONTACT EXCLUSIVE BROKER STEVE ULIN Mobile: (201) 747-5795 sulin@teamresourcesinc.com

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NTIC ST.



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

OFFERING

194 ATLANTIC ST. // HACKENSACK, NJ

Team Resources, as exclusive agent, is pleased to present this 2,250 +/- sq. ft. free-standing industrial property for lease. Ideal for warehouse, storage, distribution and/or light assembly. Located in the heart of Bergen County & conveniently located near major highways.



PROXIMITY TO KEY LOCATIONS

Port Newark 17 +/- miles NJ Turnpike 13 +/- miles Lincoln Tunnel 15 +/- miles GW Bridge 7 +/- miles

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Property Description 2,250+/- sq. ft. **Building Size: Office Space:** 731 +/- sq. ft. **Ceiling Height:** 10' - 14' Power: 200 amps 1 Drive-in door Loading: Parking: 8 car parking (fenced & gated parking lot) Offices fully air-conditioned **Central Air:** Sprinkler System: 100% sprinklered **Asking Rental:** \$3,500 Modified Gross (Base year taxes & ins. Included) 10/1/2024 **Occupancy:**



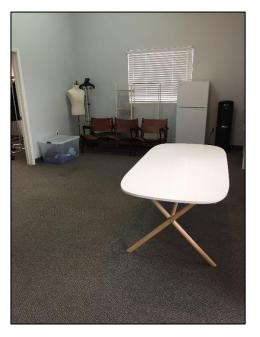
All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental 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.

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