

FOR LEASE

194  
ANTIC ST.

# 194 ATLANTIC STREET

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## HACKENSACK, NJ

2,250 ± SQ FT. FREE STANDING INDUSTRIAL BUILDING

**CONTACT EXCLUSIVE BROKER**

**STEVE ULIN**

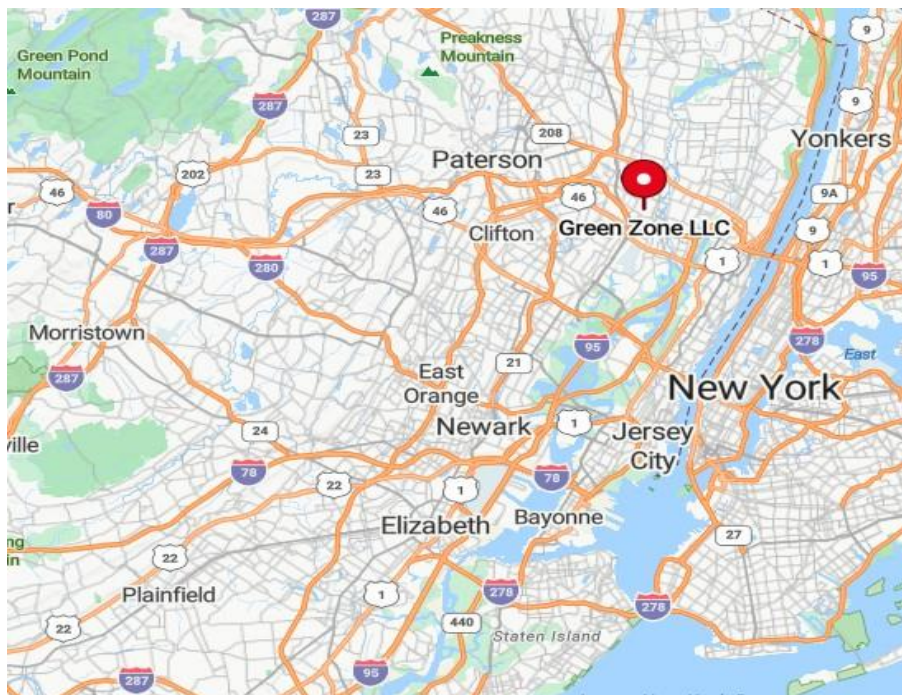
Mobile: (201) 747-5795

sulin@teamresourcesinc.com



**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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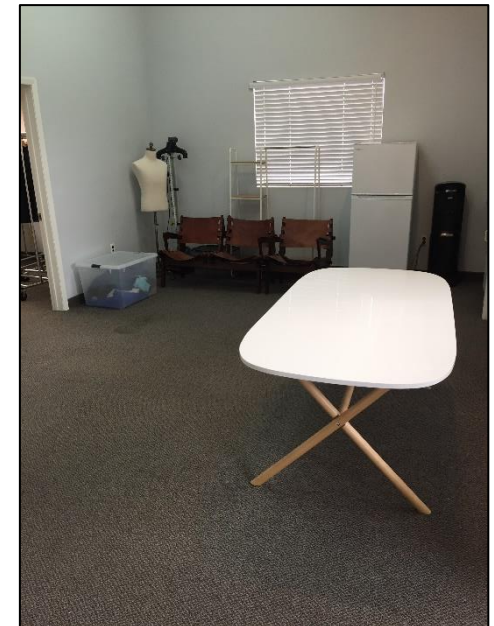
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**Property Description**

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





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