

FOR LEASE

**60 SADDLE RIVER AVE. (UNIT E)**  
SOUTH HACKENSACK, NJ

13,000 +/- SQ. FT. INDUSTRIAL UNIT

**CONTACT EXCLUSIVE BROKER**

**ERIC LEWIN**

Mobile (201) 832-4569  
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**STACEY WELLINS**

Mobile (914) 907-4095  
swellins@teamresourcesinc.com





# 60 Saddle River - Unit E // So. Hackensack, NJ

**Team Resources**, as exclusive agent, is pleased to present this industrial unit of +/-13,000 sq. ft. for lease. Conveniently located near major highways making this an ideal location for distribution needs.



## PROXIMITY TO KEY LOCATIONS

Port Newark	13.4 +/- miles	NJ Turnpike	10.3 +/- miles
Lincoln Tunnel	9.4 +/- miles	GW Bridge	12.5 +/- miles

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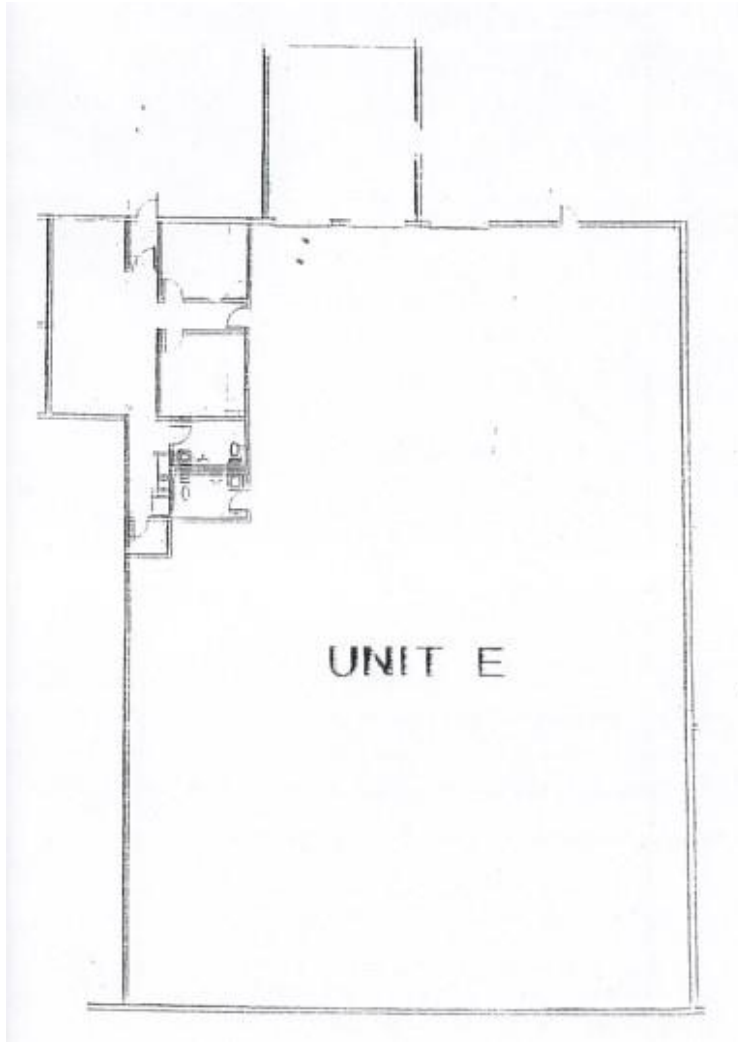
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## Property Description

<b>Building Size:</b>	87,000 +/- sq. ft.
<b>Available:</b>	13,000 +/- sq. ft.
<b>Office Space:</b>	1,000 +/- sq. ft.
<b>Ceiling Height:</b>	13'
<b>Loading Doors:</b>	2 tailboard doors, 1 drive-in door
<b>Parking:</b>	15 cars
<b>Sprinklers:</b>	wet
<b>Utilities:</b>	Separately metered for gas & electric Fully HVAC
<b>Power:</b>	200 amps/480 volts
<b>Lease Price:</b>	\$13.75 per sq. ft. NNN
<b>Estimated Taxes/CAM:</b>	\$2.28 +/- per sq. ft. R.E. Taxes \$2.69 +/- per sq. ft. CAM
<b>Occupancy:</b>	February 1, 2025



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