FOR LEASE

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

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

CONTACT EXCLUSIVE BROKER ERIC LEWIN

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STACEY WELLINS

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Executive Summary

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 Lincoln Tunnel 9.4 +/- miles

13.4 +/- miles NJ Turnpike 9.4 +/- miles GW Bridge

10.3 +/- miles 12.5 +/- miles

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

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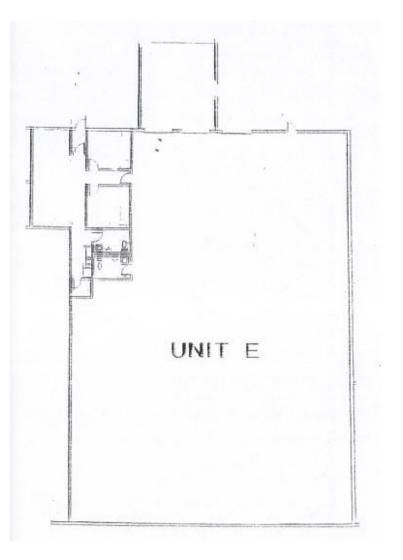
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All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning,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









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