

FOR LEASE

# 30 ENTERPRISE AVENUE

## SECAUCUS, NJ

37,838 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

**CONTACT EXCLUSIVE BROKER**

**GREG SHOLOM**

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**DAVID CANTOR**

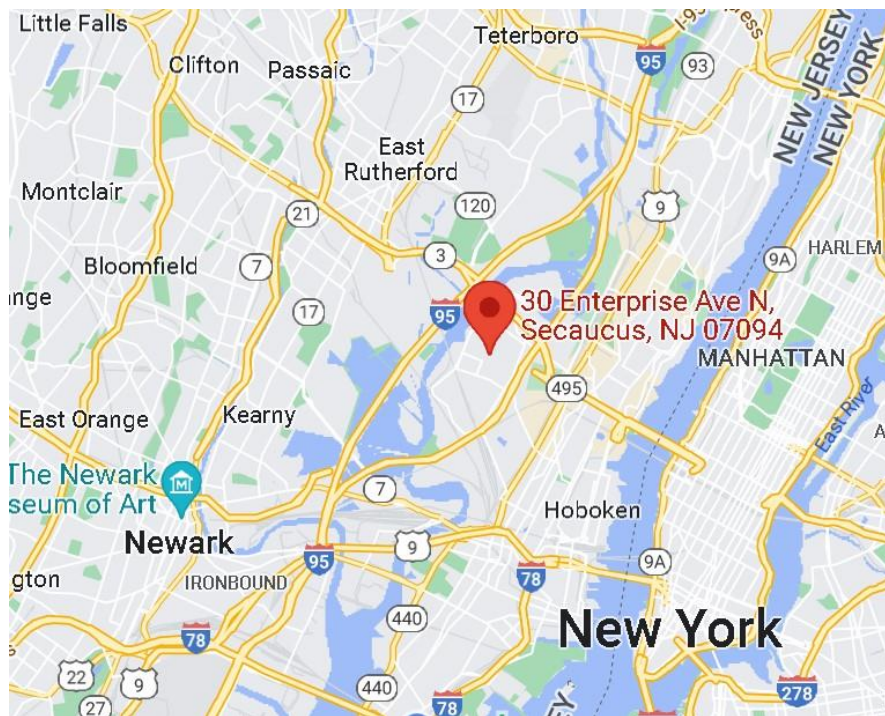
Mobile (201) 314-2495

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**30 ENTERPRISE AVE. // SECAUCUS, NJ**

**Team Resources**, as exclusive agent, is pleased to present this 37,838 +/- sf industrial property within minutes of Route 3, Lincoln Tunnel, NJ Turnpike, Ports & Airport. Ideal for showroom/warehousing & distribution.

**PROXIMITY TO KEY LOCATIONS**

Port Newark 9 +/- miles      NJ Turnpike 5 +/- miles  
 Lincoln Tunnel 6 +/- miles      GW Bridge 12 +/- miles

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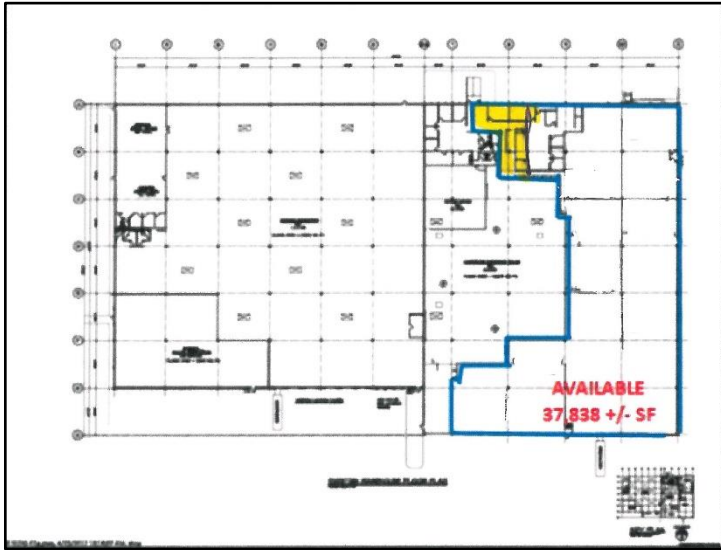
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**Property Description**

<b>Building Size:</b>	120,000 +/- sq. ft.
<b>Available:</b>	37,838 +/- sq. ft.
<b>Office Space:</b>	1,500 +/- sq. ft.
<b>Ceiling Height:</b>	24' clear
<b>Power:</b>	1,200 amps (heavy)
<b>Loading:</b>	9 tailboard doors
<b>Parking:</b>	ample
<b>Asking Rental:</b>	Upon Request
<b>Taxes/CAM:</b>	\$1.67 +/- psf CAM: \$0.30 +/- psf

**Overview:** We're pleased to offer this 37,838 sq. ft. warehouse that sits on a 5.2-acre lot. The warehouse features 9 loading docks, 24' clear ceilings, 1,500 sq. ft. of office space and just minutes from major highways. Additionally, with I-95/NJ Tpke. and Route 3 at your doorstep, this location makes it ideal for distribution.



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