

FOR LEASE

525 MAIN STREET UNIT 2

BELLEVILLE, NJ

45,500 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

ERIC LEWIN

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STACEY WELLINS

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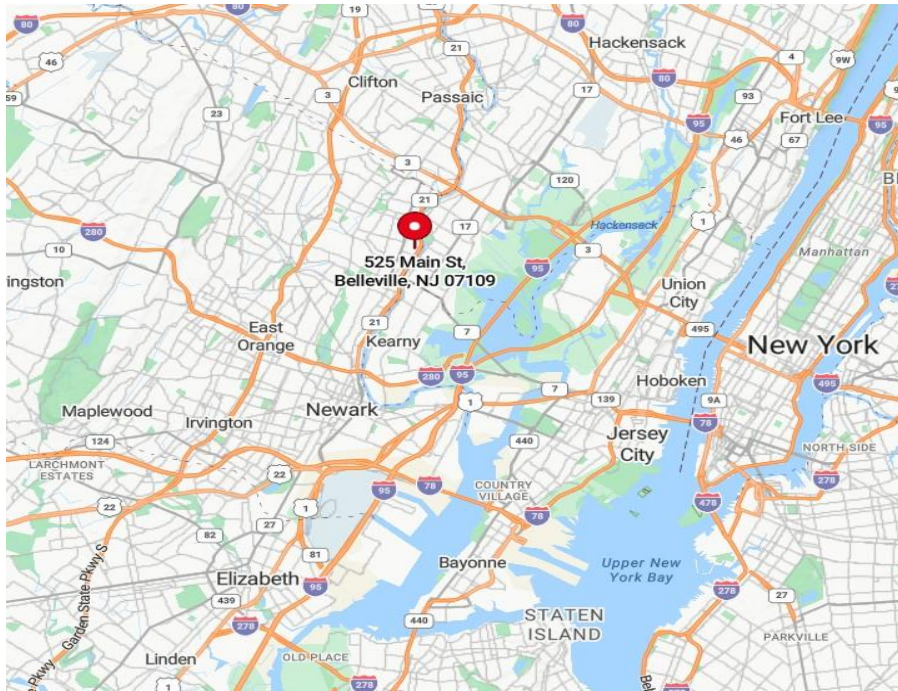
MATT FAVIERI

Mobile: (201) 956-2889
mfavieri@teamresourcesinc.com



525 Main St. Unit 2 // BELLEVILLE, NJ

Team Resources, as exclusive agent, is pleased to present this 45,500 +/- sf industrial unit available for lease. Ideal for warehouse/distribution & manufacturing & conveniently located near major highways (immediate access to Rt. 21 and 3.7 miles to Rt. 3).



PROXIMITY TO KEY LOCATIONS

Port Newark 10 +/- miles NJ Turnpike 7 +/- miles
 Lincoln Tunnel 11 +/- miles GW Bridge 17 +/- miles

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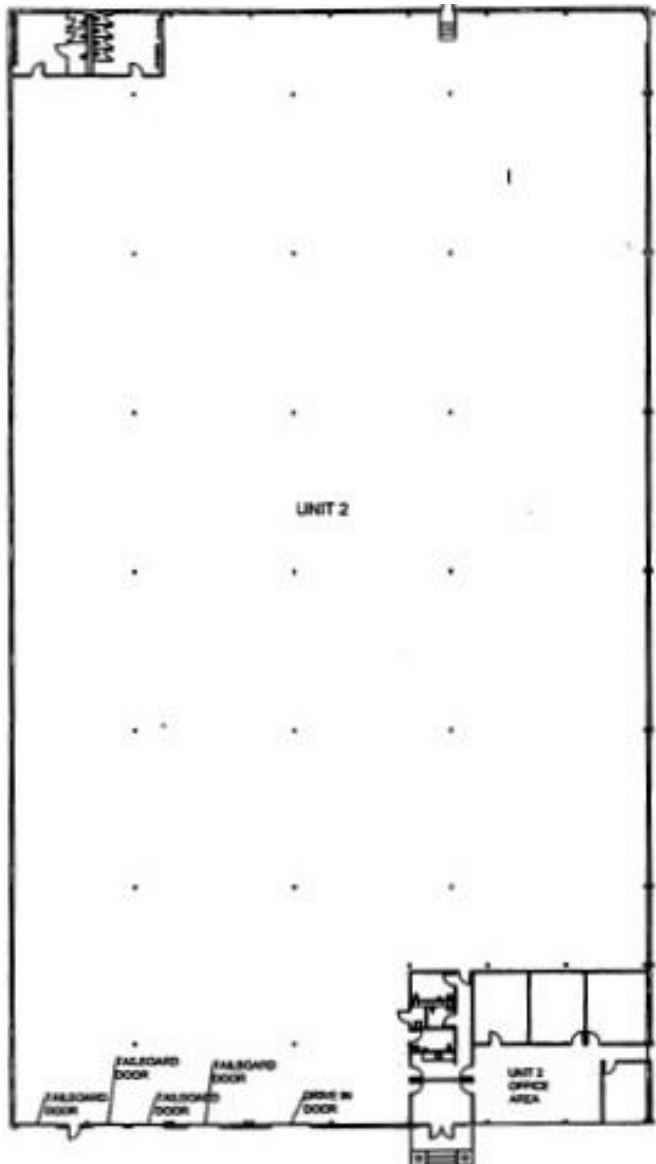
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Property Description	
Building Size:	200,000 +/- sq. ft.
Available:	45,500 +/- sq. ft.
Office Space:	2,400 +/- sq. ft.
Ceiling Height:	14' clear
Power:	400 amps
Loading:	4 loading docks (3 mechanical pit levelers and 1 with EOD loading) and 1 (12'x12') ramped drive-in.
Parking:	Ample
Column Span:	40' x 40'
Sprinkler:	Wet - .5 GPM/2,000 SF density
Asking Rental:	\$12.75 psf
Taxes / Opex:	\$1.51 psf (taxes) \$1.85 psf (opex)
Occupancy:	January 1, 2025



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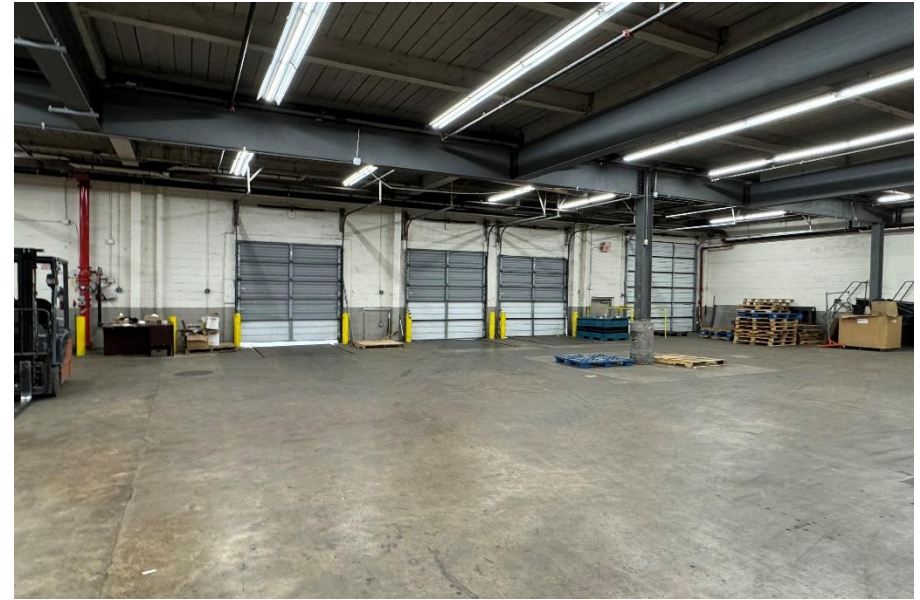
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