

FOR SUB-LEASE

# 1 Bell Drive RIDGEFIELD, NJ

91,809 +/- SQ FT. WAREHOUSE UNIT

**CONTACT EXCLUSIVE BROKER**

**Eric Lewin**

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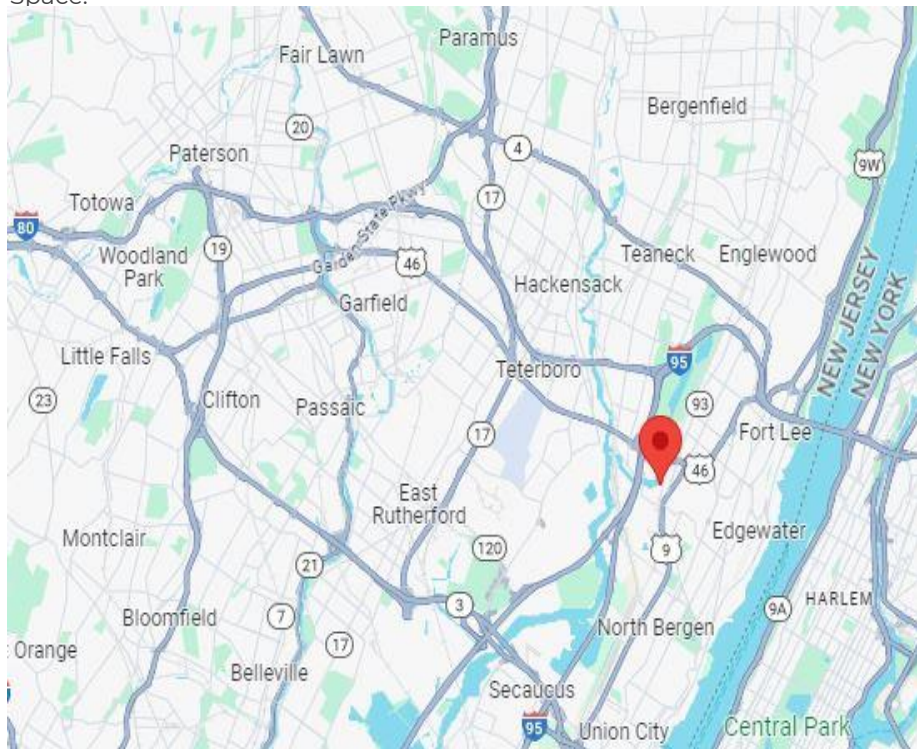
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## 1 BELL DRIVE // RIDGEFIELD, NJ

**Team Resources**, as exclusive agent, is pleased to present this property of 91,809 +/- Sq. Ft. for sub-lease through September 30, 2031. Zoned Industrial Space.



### Property Description

<b>Available Space:</b>	91,809 +/- sq. ft. (divisible to 61,809)
<b>Building Size:</b>	121,650 +/- sq. ft.
<b>Acreage:</b>	11.63 acres
<b>Office Space:</b>	2,893 +/- sq. ft.
<b>Ceiling Height:</b>	20' clear
<b>Loading Doors:</b>	27 tailboard doors
<b>Parking:</b>	25 cars / 100 trailers
<b>Sprinklers:</b>	wet
<b>Power:</b>	400 amps
<b>Lease Price:</b>	\$18.00 per sq. ft. NNN
<b>Taxes/CAM:</b>	\$1.90/\$1.05 (est)
<b>Occupancy:</b>	30 days
<b>Sublease Term:</b>	Through 2/28/2031

### PROXIMITY TO KEY LOCATIONS

NJ Turnpike	6 +/- miles	Holland Tunnel	13 +/- miles
GW Bridge	6 +/- miles	Port Newark	15 +/- miles
Lincoln Tunnel	7 +/- miles		

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