#### FOR SUB-LEASE

# 1 Bell Drive RIDGEFIELD, NJ

### 91,809 +/- SQ FT. WAREHOUSE UNIT

CONTACT EXCLUSIVE BROKER Eric Lewin Mobile (201) 832 - 4569

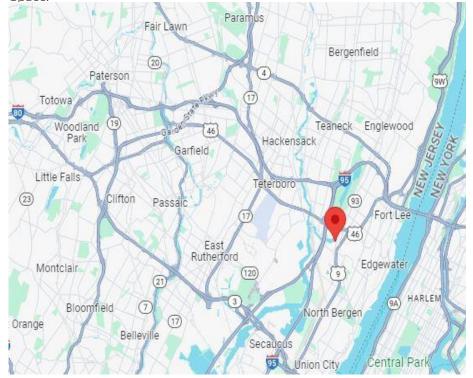
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## **1 BELL DRIVE** // RIDGEFIELD , NJ

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

### **PROXIMITY TO KEY LOCATIONS**

NJ Turnpike	6 +/- miles
GW Bridge	6 +/- miles

Holland Tunnel

Port Newark

13 +/- miles 15 +/- miles

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Lincoln Tunnel 7 +/- miles

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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 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 commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

#### OVERLAY PLAN

## **1 BELL DRIVE** // ridgefield , NJ



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