

FOR LEASE

50 SCHRIEFFER ST.
SOUTH HACKENSACK, NJ

AVAILABLE
TEAM RESOURCES
201-438-1177

18,500 +/- SQ FT. WAREHOUSE UNIT

CONTACT EXCLUSIVE BROKER

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Team Resources, as exclusive agent, is pleased to present this property of 18,500 +/- Sq. Ft. for lease. Divisible to +/- 9,250 sq. ft. per floor. Zoned: C-District Industrial zone..



PROXIMITY TO KEY LOCATIONS

Port Newark	16.5 +/- miles	NJ Turnpike	11.3 +/- miles
Lincoln Tunnel	14 +/- miles	GW Bridge	6.3 +/- miles

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Property Description

Available Space:	18,500 +/- sq. ft. (Divisible)
Building Size:	18,500 +/- sq. ft. (9,250 sf / floor)
Office Space:	860 +/- sq. ft. (On 2 floors)
Ceiling Height:	16' clear
Loading Doors:	2 tailboard doors
Parking:	12 cars
Sprinklers:	wet
Power:	3 phase 120a/208v
Lease Price:	\$16.00 NNN
Tax & Insurance:	\$2.26 / sq. ft.
CAM:	\$1.51 / sq. ft.
Occupancy:	Immediate

Overview

This completely gutted, now brand-new, two-story building divides into +/- 9,250 sq. ft. per floor. Per ADA regulations, there is a wheelchair lift and ramp. Additional highlights include: Brand new HVAC system throughout with additional Mitsubishi units in each office (3 upstairs & 3 in the ground-floor space) as well as highest efficiency super bright Auto LED lighting with delay throughout.



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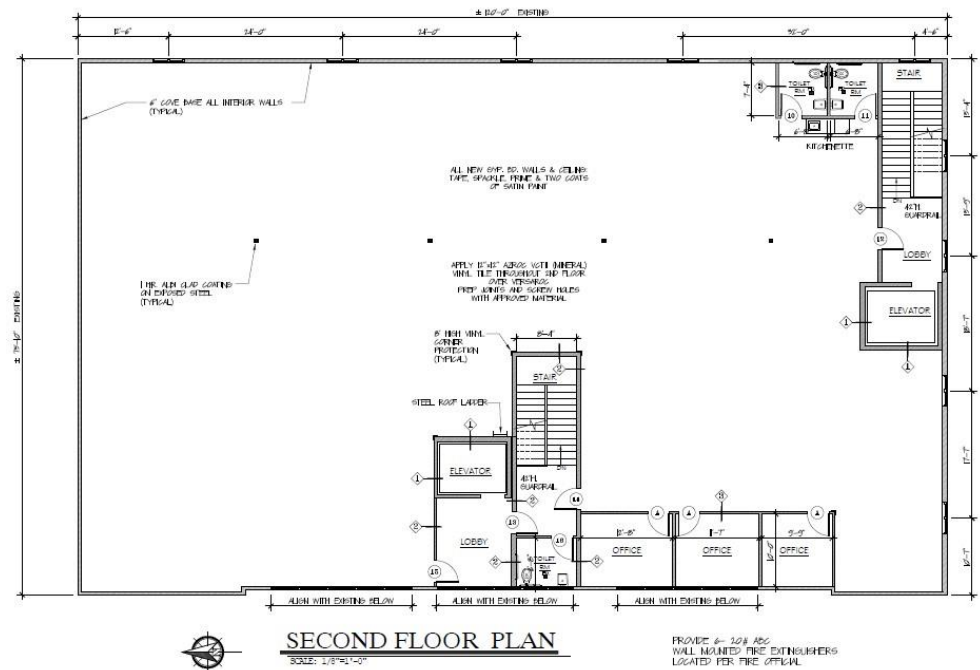
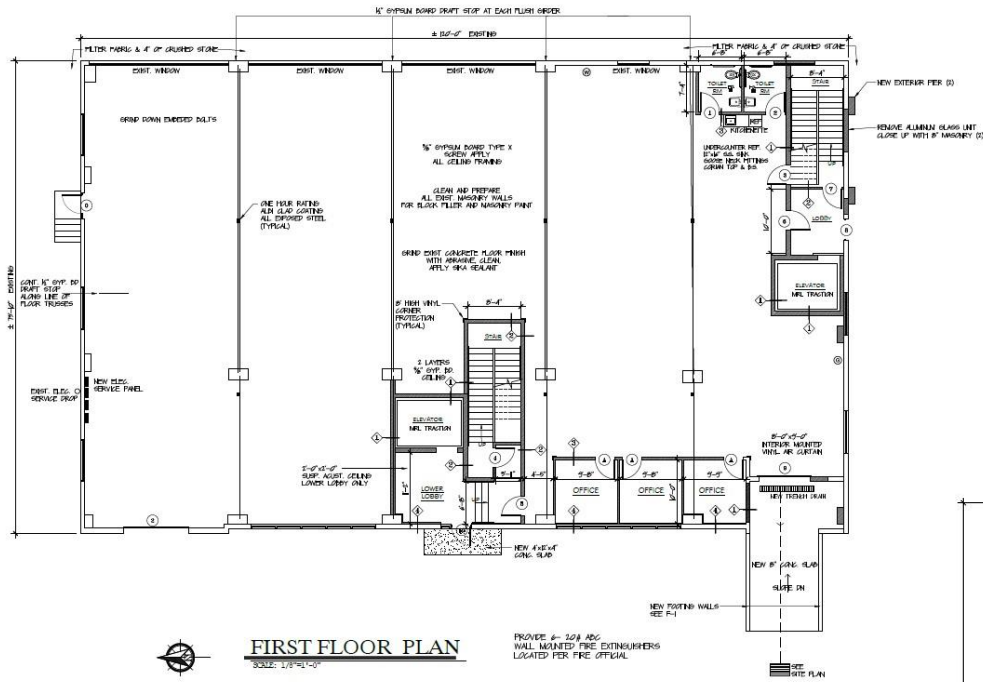
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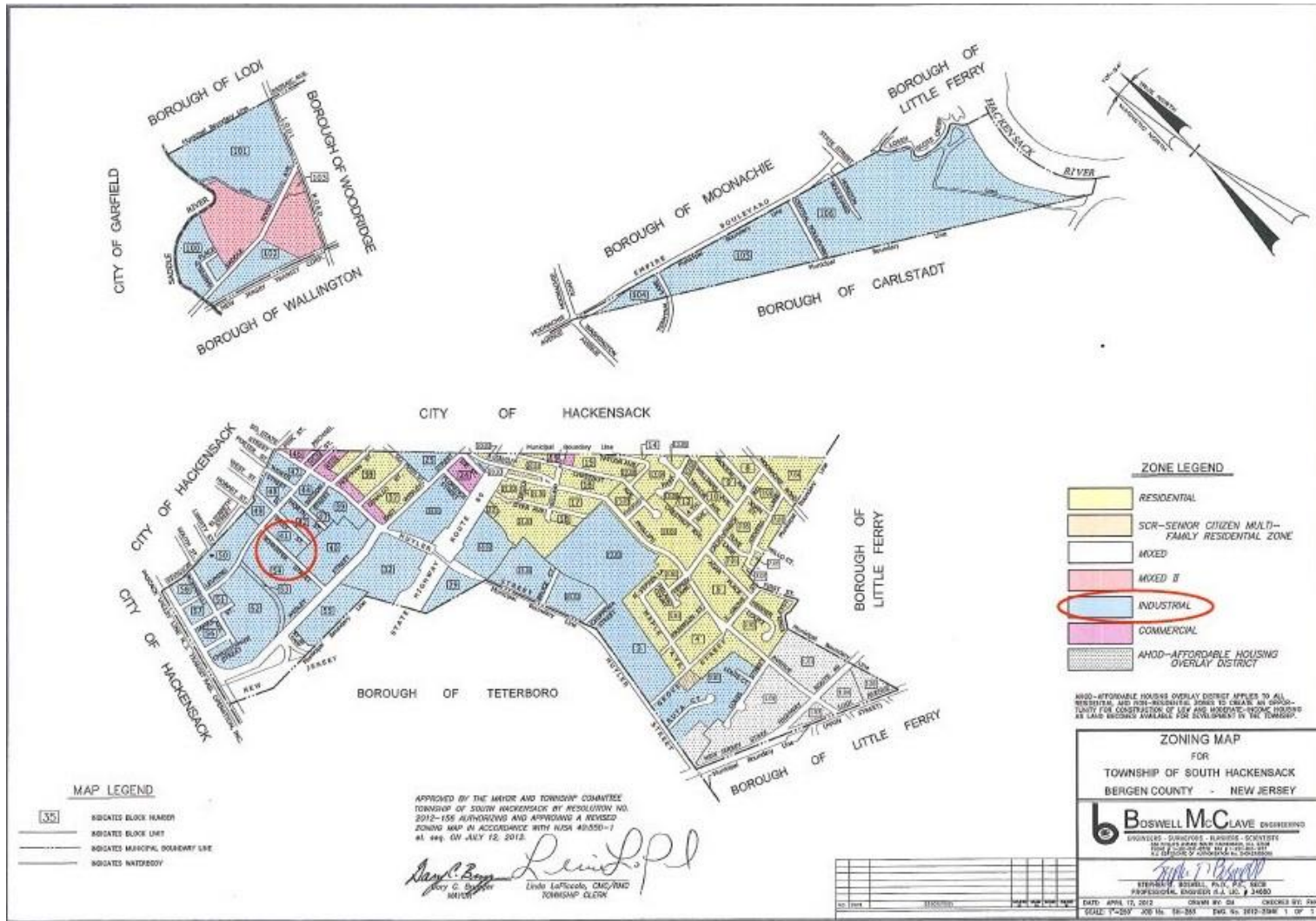


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