

FOR SUB-LEASE

2600 TONNELLE AVE

NORTH BERGEN, NJ



6,000 ± SQ FT. STORAGE SPACE ON 2ND FLOOR

CONTACT EXCLUSIVE BROKER

HENRY TORRES

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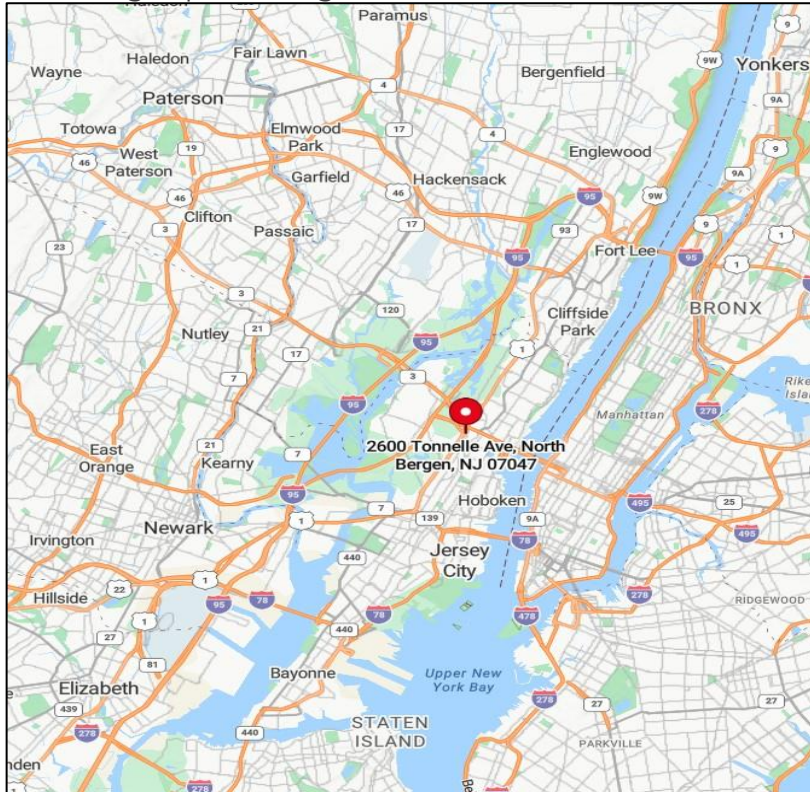
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Team Resources, as exclusive agent, is pleased to present this 6,000 +/- sf specialty unit formerly used as event space on a 2.46 acre lot with convenient access to major highways for sub-lease. Zoned C-2 and now ideally situated for storage space usage.

**PROXIMITY TO KEY LOCATIONS**

NJ Turnpike 5 +/- miles Lincoln Tunnel: 4 +/- miles
 GW Bridge 8 +/- miles Holland Tunnel: 4 +/- miles

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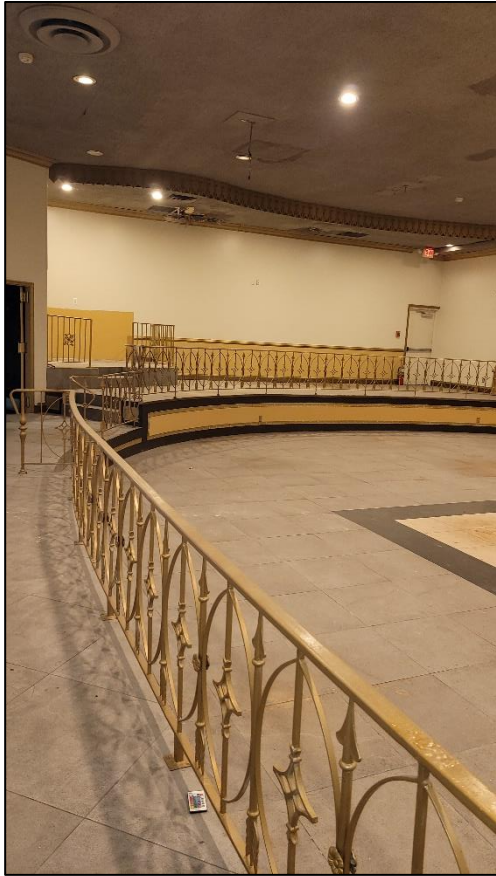
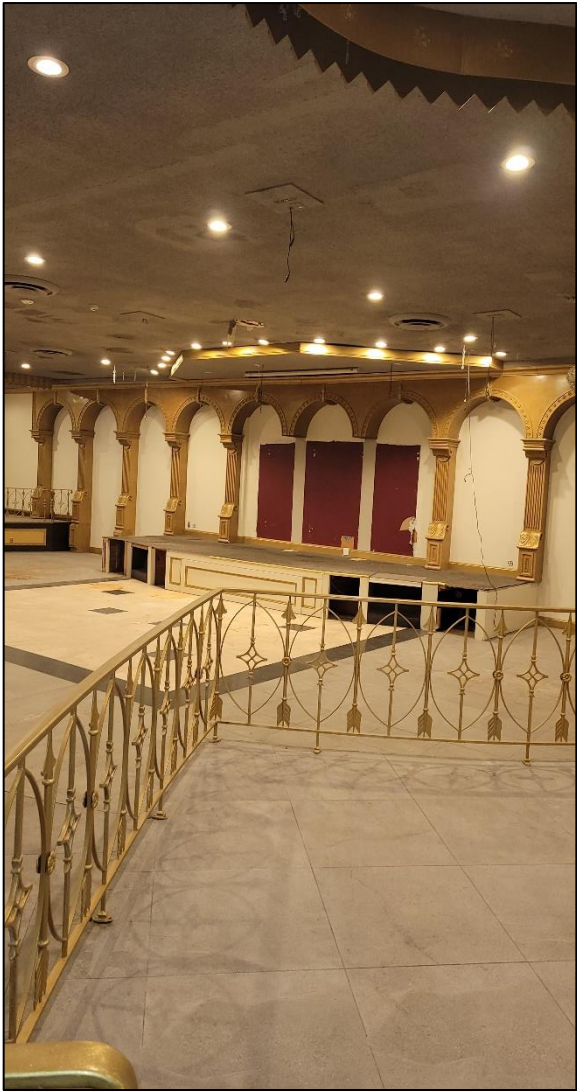
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Property Description

Available Space:	6,000 +/- sq. ft. (2 nd Floor)
Ceiling Height:	12' – 14'
Power:	220 v
Parking:	4 parking spaces
Sprinklers:	wet
Asking Rental:	\$22.00 psf MG
Sub-lease Term:	3 years
Occupancy:	Immediate

Overview: We're pleased to offer this 6,000 +/- s.f. 2nd floor storage space attached to the Days Inn hotel. With I-95/NJ Tpke., Lincoln & Holland Tunnels & GWB all within a short driving distance, this convenient location is easily accessible from NJ as well as the NY boroughs.





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