## FOR SUB-LEASE

# **3 ETHEL BLVD.** WOOD RIDGE, NJ

65,752 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

#### CONTACT EXCLUSIVE BROKER

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Ground

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**Property Description** 

#### 3 Ethel Boulevard // wood Ridge, NJ

**Team Resources**, as exclusive agent, is pleased to present this 65,752 +/- sf industrial unit available for sub-lease. Ideal for warehouse/distribution & manufacturing & conveniently located near major highways.



### **PROXIMITY TO KEY LOCATIONS**

Port Newark 14 +/- miles	NJ Turnpike	10 +/- miles
Lincoln Tunnel 11 +/- miles	GW Bridge	8 +/- miles

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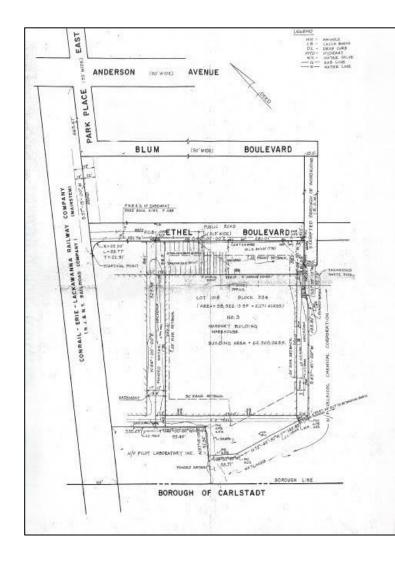
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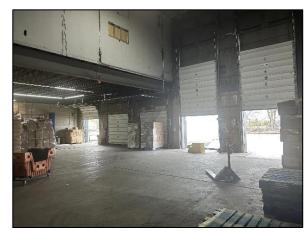
## All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or 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 commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

Available Space:	65,752 +/- sq. ft.
Building Size:	65,752 +/- sq. ft.
Office Space:	3,100 +/- sq. ft.
Ceiling Height:	26' clear
Loading Doors:	10 tailboard doors
Parking:	25 cars
Sprinklers:	wet
Power:	400 amps
Lease Price:	\$14.00 NNN
Tax/CAM:	\$2.60 +/- per sq. ft.
Occupancy:	Immediate
Sublease Term:	08/31/2029

#### PLAN/PHOTO PAGE











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