

CONTACT EXCLUSIVE BROKER

HENRY TORRES

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2600 71st STREET // NORTH BERGEN, NJ

Team Resources, as exclusive agent, is pleased to present this 24.000 +/- sf industrial unit on a 4.31 acre fenced-in lot with convenient access to major highways for sub-lease. This location is ideal for warehousing and distribution.



PROXIMITY TO KEY LOCATIONS

Port Newark: 12 +/- miles NJ Turnpike 7 +/- miles

GW Bridge 7 +/- miles Lincoln Tunnel: 5 +/- miles

Holland Tunnel: 8 +/- miles

Property Description	
Available Space:	24,000 +/- sq. ft.
Building Size:	65,938 +/- sq. ft.
Ceiling Height:	22' clear
Power:	1,200 amps, 480v (heavy)
Loading:	4 tailboard doors
Parking:	ample car & truck parking
Sprinklers:	wet
Column Span:	42'w x 30'd
Asking Rental:	\$18.00 MG (incl. heat & electric)
Sub-lease Term:	1 – 5 years
Occupancy:	Immediate

Overview: We're pleased to offer this 24,000 s.f. warehouse unit equipped with heavy power, 4 loading docks, 42' x 30' column spans, a private bathroom as well as ample car & truck parking. With I-95/NJ Tpke., Lincoln & Holland Tunnels & GWB all within a short driving distance, this convenient location is ideally situated for businesses requiring distribution.

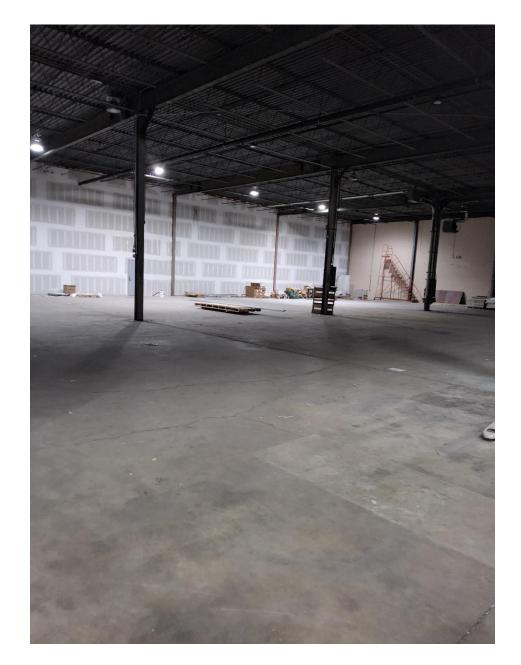
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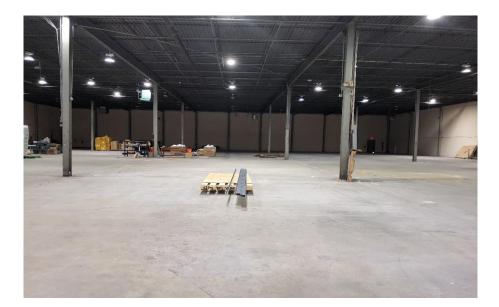
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PHOTO PAGE







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