

FOR SUB-LEASE

2600 71ST STREET

NORTH BERGEN, NJ

24,000 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

HENRY TORRES

Mobile (551) 482-0622

htorres@teamresourcesinc.com



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
 Lincoln Tunnel: 5 +/- miles GW Bridge 7 +/- miles
 Holland Tunnel: 8 +/- miles

HENRY TORRES

Mobile (551) 482-0622

htorres@teamresourcesinc.com

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.





HENRY TORRES

Mobile (551) 482-0622

htorres@teamresourcesinc.com

