

PRICE
REDUCED TO
\$12.00 NET

FOR SUB-LEASE

3 ETHEL BLVD. WOOD RIDGE, NJ

65,752 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

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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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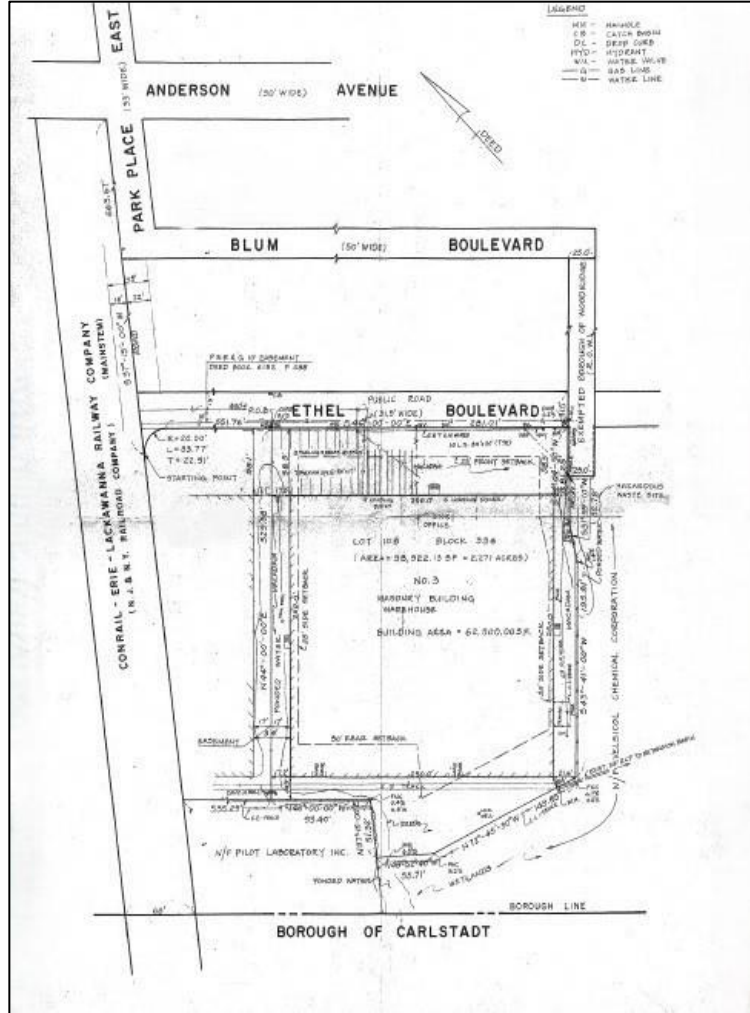
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Property Description

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 \$12.00 Net
Tax/CAM:	\$2.60 +/- per sq. ft.
Occupancy:	Immediate
Sublease Term:	08/31/2029



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