

FOR LEASE

# 233 LODI STREET

## HACKENSACK, NJ

8,900 ± SQ. FT. INDUSTRIAL PROPERTY

**CONTACT EXCLUSIVE BROKER**

**STEPHEN M. ULIN**

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**233 LODI STREET** // HACKENSACK, NJ

**Team Resources**, as exclusive agent, is pleased to present this 8,900 +/- sf industrial property in the heart of Bergen County, NJ. Minutes from Routes 46, 80, & 95. Ideal for warehouse & distribution.

**PROXIMITY TO KEY LOCATIONS**

GW Bridge	7 +/- miles	NJ Turnpike	12 +/- miles
Lincoln Tunnel	12 +/- miles	Port Newark	17 +/- miles

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**Property Description**

<b>Building:</b>	8,900 +/- sq. ft.
<b>Office Space:</b>	100 +/- sq. ft.
<b>Ceiling Height:</b>	23' clear
<b>Power:</b>	600 amps
<b>Loading:</b>	1 tailboard doors / 2 drive-in door
<b>Parking:</b>	5 cars
<b>Asking Rental:</b>	\$11,125/month MG (base year taxes and base year insurance included.)
<b>Occupancy:</b>	Immediate

**Overview:** We're pleased to offer this 8,900 +/- sq. ft. free-standing Industrial property equipped with 1 loading dock and 2 drive-in doors, as well as a dry sprinkler system. Minutes from major highways make this location easily accessible for shipping & receiving. Tailboard can accommodate 40' containers and 60' trailers. Warehouse space is column free to easily house excellent racking system. Ideal for warehouse & distribution.







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