700-800 1st **ST.** HARRISON, NJ

FORLEASE

38,587 +/- SQ FT. WAREHOUSE UNIT

CONTACT EXCLUSIVE BROKER

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Executive Summary

700-800 1st St. // HARRISON , NJ

Team Resources, as exclusive agent, is pleased to present this property of 38,587 +/- sq. ft. for lease.



Property Description		
Available Space:	38,587 +/- sq. ft.	
Building Size:	250,000 +/- sq. ft.	
Acreage:	24.7 acres	
Office Space:	2,350 +- square feet	
Ceiling Height:	20' – 38'	
Loading Doors:	2 drive-in doors	
Sprinklers:	wet	
Power:	400 amps – 3 phase – 480v	
Lease Price:	Upon request	
Taxes/CAM:	\$1.70 psf taxes / \$0.50 psf CAM	
Occupancy:	Immediate	

PROXIMITY TO KEY LOCATIONS

Port Newark:	3+/- miles	NJ Turnpike:	11 +/- miles
Lincoln Tunnel:	12 +/- miles	GW Bridge:	17 +/- miles

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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 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 commission due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

PLAN/PHOTOS

700-800 1ST ST. // HARRISON , NJ

SECOND STREET









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