# FOR SUB-LEASE

# **99 HOOK RD. UNIT 3** BAYONNE, NJ



CONTACT EXCLUSIVE BROKER Eric Lewin Mobile (201) 832 - 4569 elewin@teamresourcesinc.com

Matt Favieri

Mobile: (201) 956 - 2889 mfavieri@teamresourcesinc.com



1050 Wall Street West | Lyndhurst, NJ 07071 · info@teamresourcesinc.com | 201.438.1177

# 99 HOOK RD. // BAYONNE , NJ

**Team Resources**, as exclusive agent, is pleased to present this property of 110,400 +/- Sq. Ft. for sub-lease through July 30, 2026. Zoned Light Industrial.



## **PROXIMITY TO KEY LOCATIONS**

This building location provides easy access to exit 14 on NJ turnpike, Holland Tunnel, Newark Airport, Brooklyn, Staten Island Minutes to Port Newark and Elizabeth Seaport.

#### **Property Description**

Available Space:	110,400 +/- sq. ft.
Building Size:	500,166 +/- sq. ft.
Acreage:	20.74 acres
Office Space:	7,000 +/- sq. ft.
Ceiling Height:	26' clear
Loading Doors:	9 tailboard doors / 1 ramped drive-in
Parking:	40 cars / 10-12 trucks parked overnight
Sprinklers:	ESFR/dry system & fire pump
Power:	3 phase, 480v, 225a
Lease Price:	\$16.00/sq. ft.
Taxes/CAM:	\$3.12/\$1.08 (2024)
Occupancy:	90 days
Sublease Term:	Through 7/30/2026

#### **Overview**

This industrial unit, part of a larger industrial building is just a short distance from Ports, Tunnels and NJ Turnpike and features 26' ceilings, 9 tailboard doors, gated yard with ample parking. Additional highlights include 2<sup>nd</sup> floor office space, heavy power, a 40' x 60' inspection area.

# CONTACT EXCLUSIVE BROKER

## **Eric Lewin**

Mobile (201) 832-4569 elewin@teamresourcesinc.com

## Matt Favieri

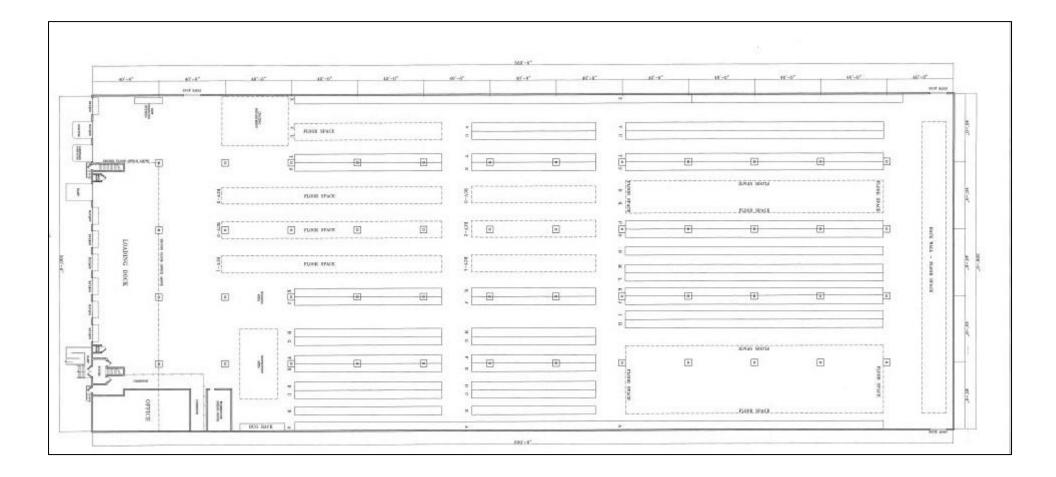
Mobile: (201) 956 - 2889 mfavieri@teamresourcesinc.com



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 PAGE

# 99 HOOK RD. // BAYONNE , NJ



#### CONTACT EXCLUSIVE BROKER

#### **Eric Lewin**

Mobile (201) 832-4569

elewin@teamresourcesinc.com

## **Matt Favieri**

Mobile (201) 956-2889

mfavieri@teamresourcesinc.com



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 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.

## PHOTO PAGE

# 99 HOOK RD. // BAYONNE , NJ





## CONTACT EXCLUSIVE BROKER

## **Eric Lewin**

Mobile (201) 832-4569

elewin@teamresourcesinc.com

#### **Matt Favieri**

Mobile (201) 956-2889 mfavieri@teamresourcesinc.com



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 <u>urged</u> 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.