

**DIVISIBLE
TO 71,809**

FOR SUB-LEASE

1 BELL DRIVE RIDGE FIELD, NJ

91,809 +/- SQ FT. WAREHOUSE UNIT

CONTACT EXCLUSIVE BROKER

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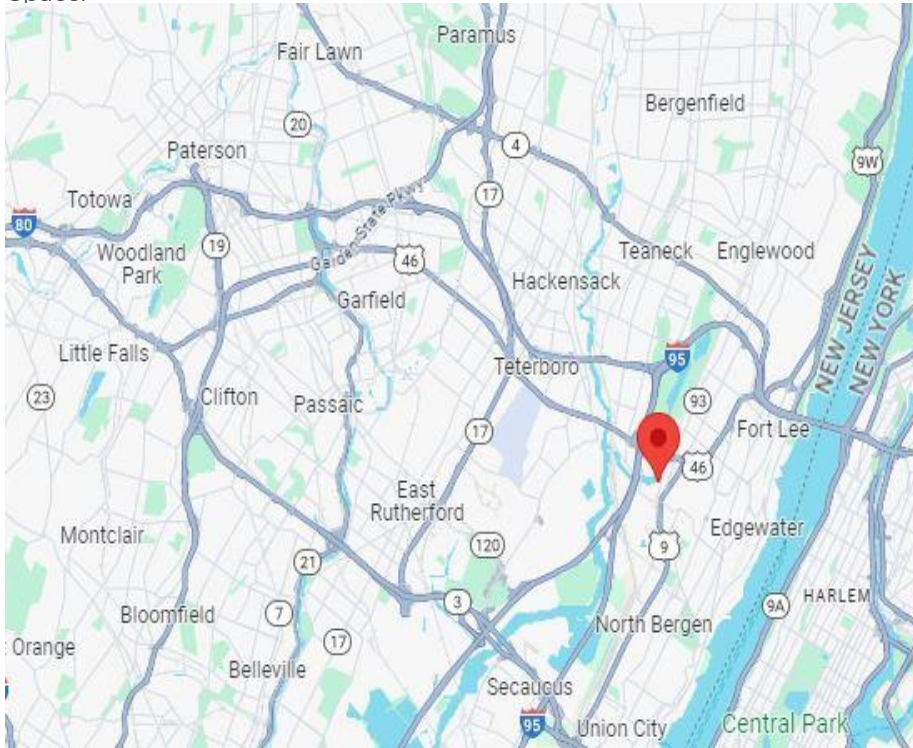
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1 BELL DRIVE

// RIDGEFIELD, NJ

Team Resources, as exclusive agent, is pleased to present this property of 91,809 +/- Sq. Ft. for sub-lease through September 30, 2031. Zoned Industrial Space.



Property Description

Available Space:	91,809 +/- sq. ft. (divisible to 71,809)
Building Size:	121,650 +/- sq. ft.
Acreage:	11.63 acres
Office Space:	2,893 +/- sq. ft.
Ceiling Height:	20' clear
Loading Doors:	27 tailboard doors
Parking:	25 cars / 100 trailers
Sprinklers:	wet
Power:	400 amps
Lease Price:	\$18.00 per sq. ft. NNN
Taxes/CAM:	\$1.90/\$1.05 (est)
Occupancy:	30 days
Sublease Term:	Through 2/28/2031

PROXIMITY TO KEY LOCATIONS

NJ Turnpike	6 +/- miles	Holland Tunnel	13 +/- miles
GW Bridge	6 +/- miles	Port Newark	15 +/- miles
Lincoln Tunnel	7 +/- miles		

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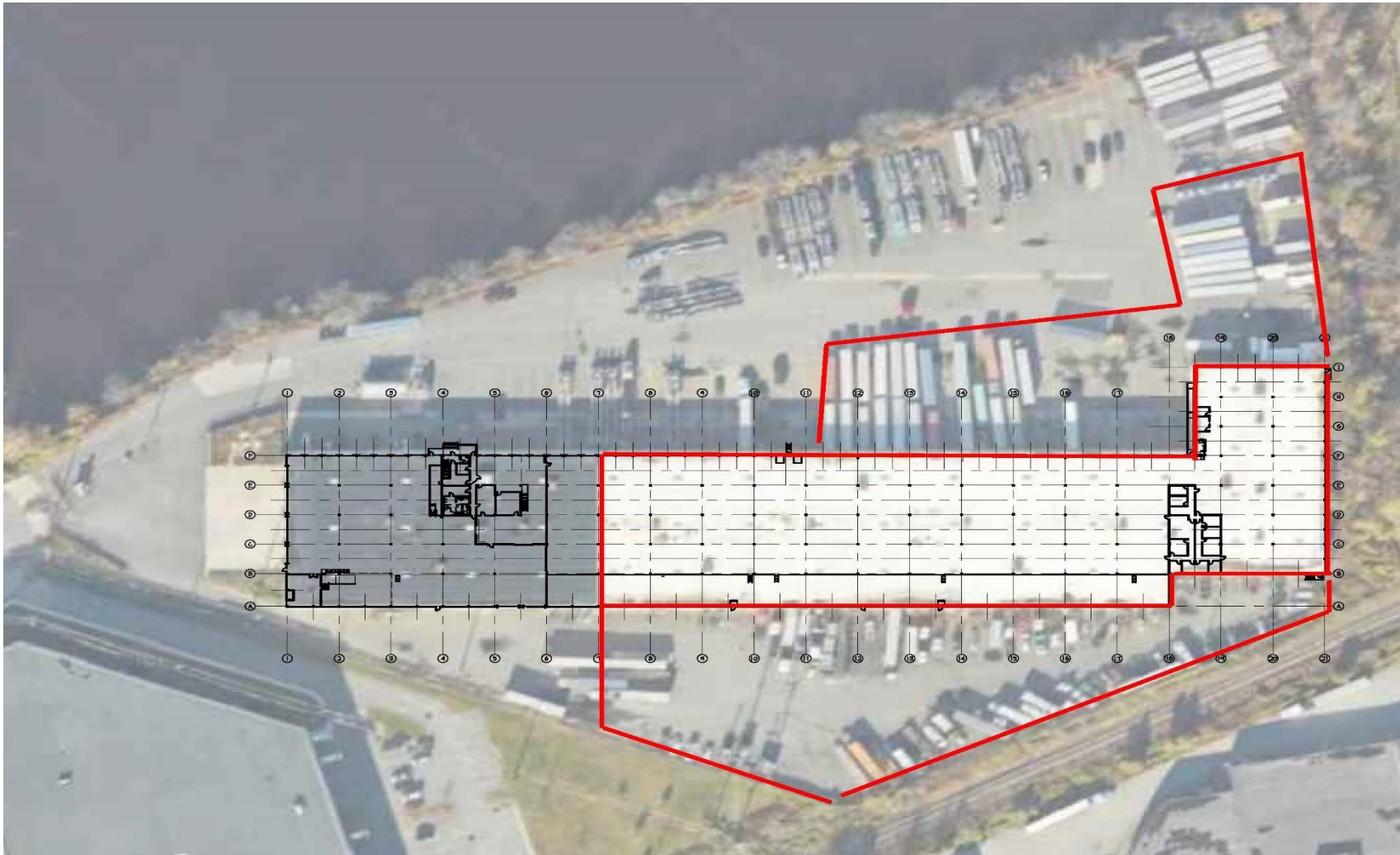
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