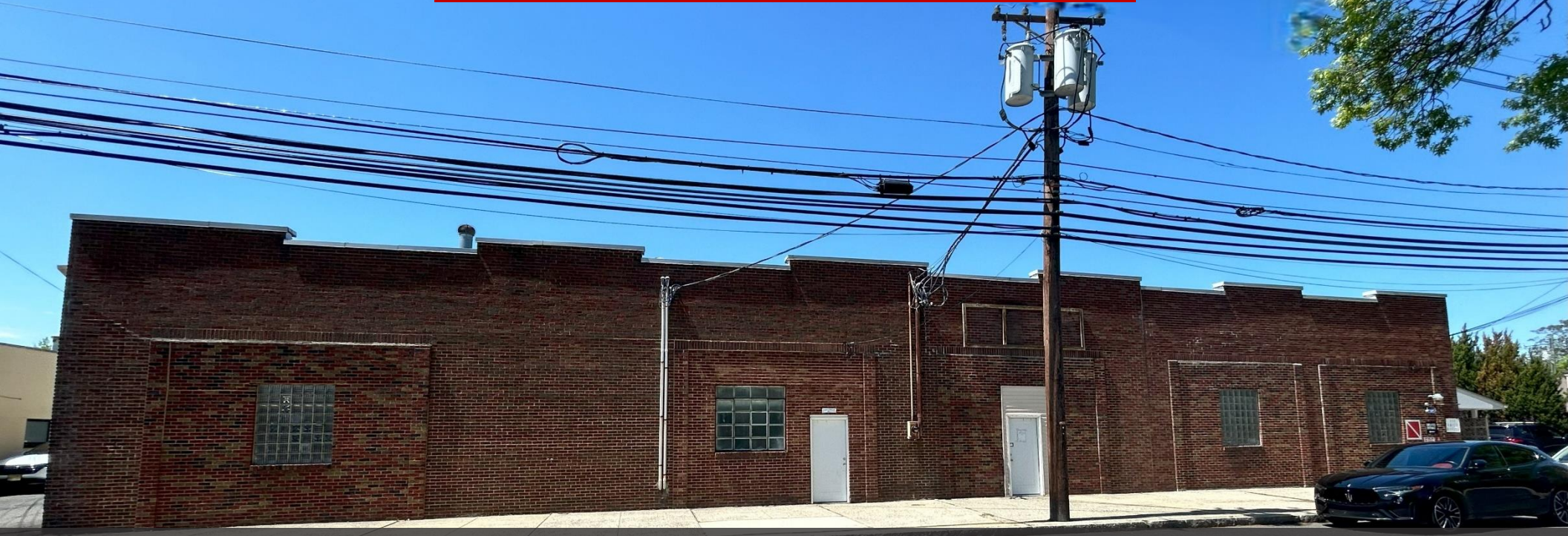


**15,900 SQ. FT. WAREHOUSE/MANUFACTURING FACILITY
LEASE / SALE**

**ZONING OPTIONS INCLUDE:
RESEARCH, INDUSTRY & MEDICAL SECTORS**



210 S. VAN BRUNT ST.
ENGLEWOOD, NJ 07631

Eric Lewin

Office (201) 438-1177
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Matt Favieri

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210 SO. VAN BRUNT ST. // ENGLEWOOD, NJ 07631

Team Resources, as exclusive agent, is pleased to present 210 South Van Brunt Street in Englewood, NJ available for lease. This 15,900 sq. ft. industrial property is ideally suited for warehousing, manufacturing and flex usages. Situated on a 0.44 acre lot, this location offers easy access to major roadways including Routes 4, 46, I-80 and I-95/NJ TPK.



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Property Description

| | |
|-------------------------|--|
| Available Space: | 15,900 ± sq. ft. |
| Building Size: | 15,900 ± sq. ft. |
| Acreage: | 0.44 acres |
| Office Space: | 2,385 ± sq. ft. |
| Ceiling Height: | 13' clear |
| Loading: | 1 (12' x 12') Drive-in Door |
| Parking: | 12 car off-street parking |
| Power: | 120/208v 800 amp 3 phase 277/480v 400 amp 3 phase |
| Occupancy: | Immediate |
| Lease Rate: | \$15.95 per sq. ft. NNN |
| Tax / Ins: | \$2.84/ \$1.06 per sq. ft. |

Proximity to Major Roadways

| | | |
|---|----------------------------|---------|
| ■ | GWB: | 3.6 mi |
| ■ | I-95/NJ TPK: | 3.7 mi |
| ■ | Lincoln Tunnel: | 11.8 mi |
| ■ | Ports of Newark/Elizabeth: | 18.1 mi |

Property Overview

This building is equipped with air-conditioning, is fully sprinklered and zoned in the Research, Industry & Medical sector, making this property ideal for a variety of uses. Quick & convenient access to major highways make this location a strong consideration for your business. **Owner will consider sale.**





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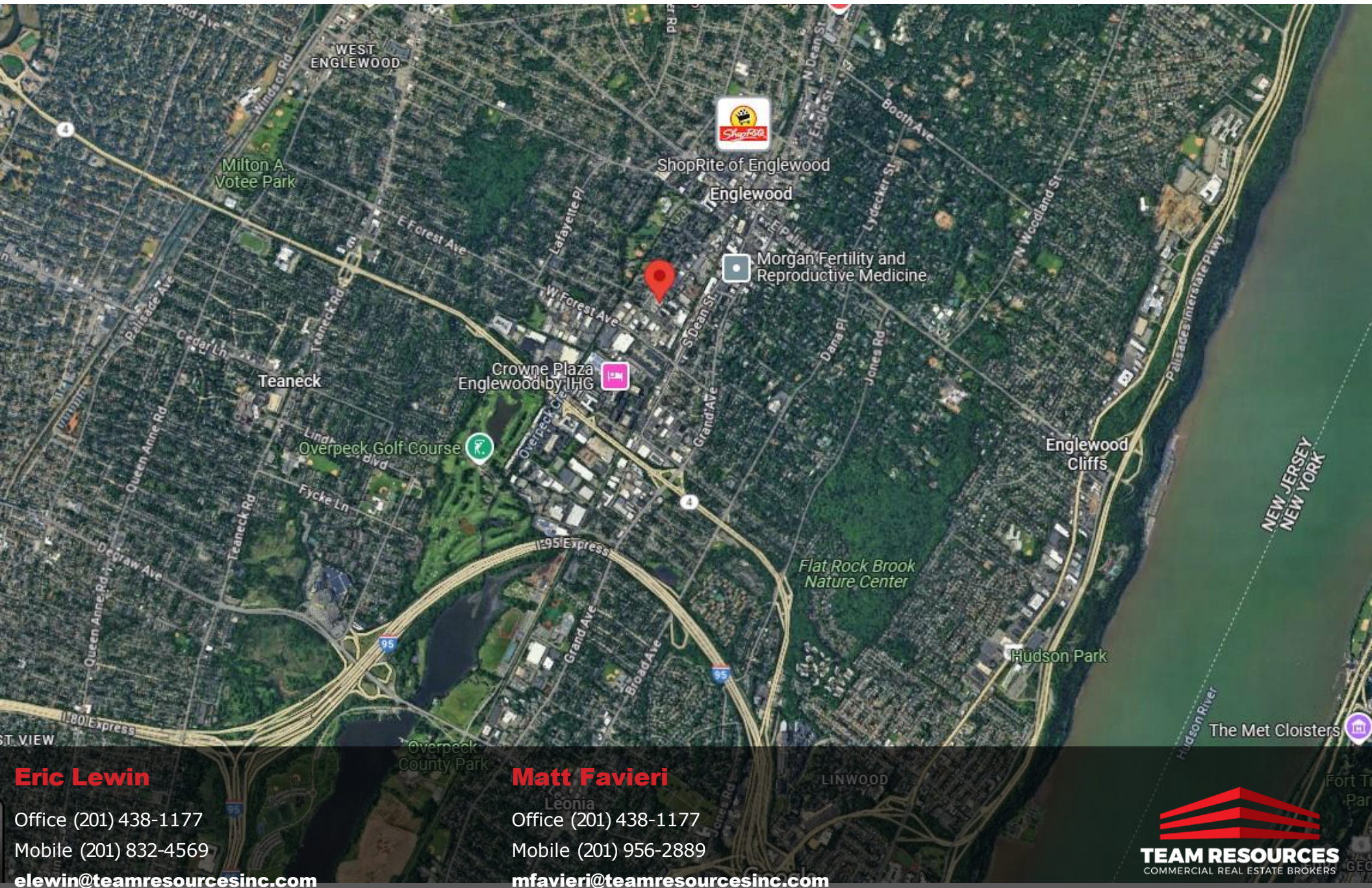
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210 SO. VAN BRUNT ST. // ENGLEWOOD, NJ 07630



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