

FOR LEASE

245 SECAUCUS RD. Secaucus, NJ

82,500 +/- SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

Greg Sholom

Mobile (201) 755-2628

gsholom@teamresourcesinc.com

David Cantor

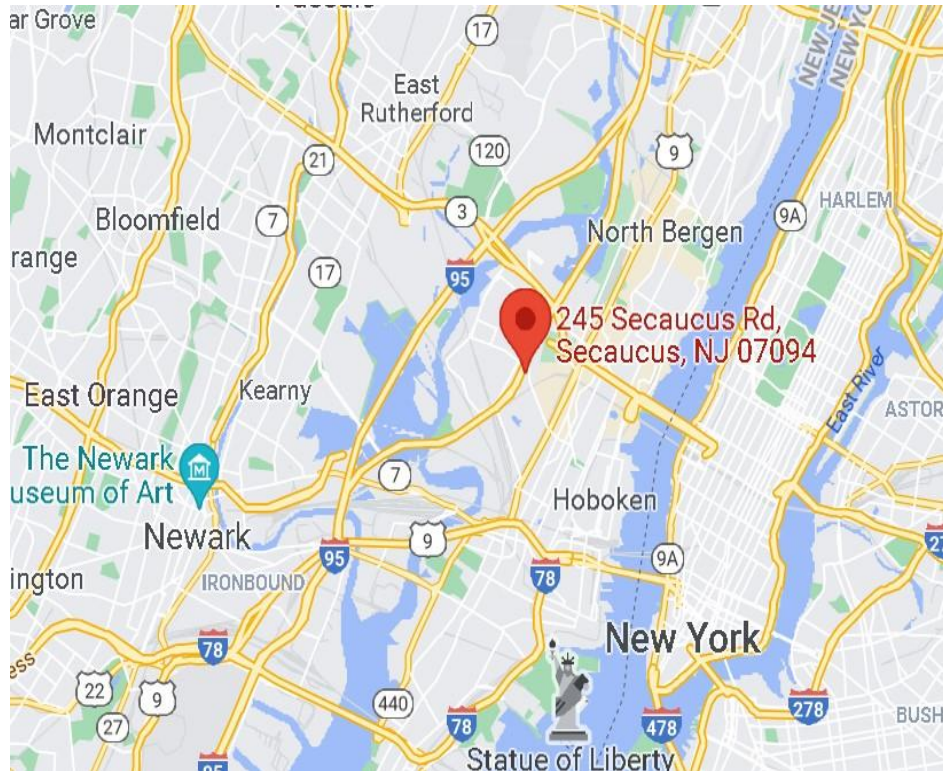
Mobile (201) 314-2495

dcantor@teamresourcesinc.com



245 Secaucus Road // Secaucus, NJ

Team Resources, as exclusive agent, is pleased to present this warehouse unit of 82,500 +/- Sq. Ft. available for lease. Zoned Light Industrial with NJ Turnpike visibility.



Property Description

Acreage:	5.9 +/- acres
Available Space:	82,500 +/- sq. ft. (Divisible to 57,000)
Building Size:	190,000 +/- sq. ft.
Office Space:	5,000 +/- sq. ft.
Ceiling Height:	23' clear
Loading Doors:	13 tailboard doors
Column Spacing:	38' x 40'
Parking:	ample
Sprinklers:	wet
Lease Price:	upon request
Taxes/CAM:	Approx. \$3.00 per sq. ft.
Occupancy:	December 2025

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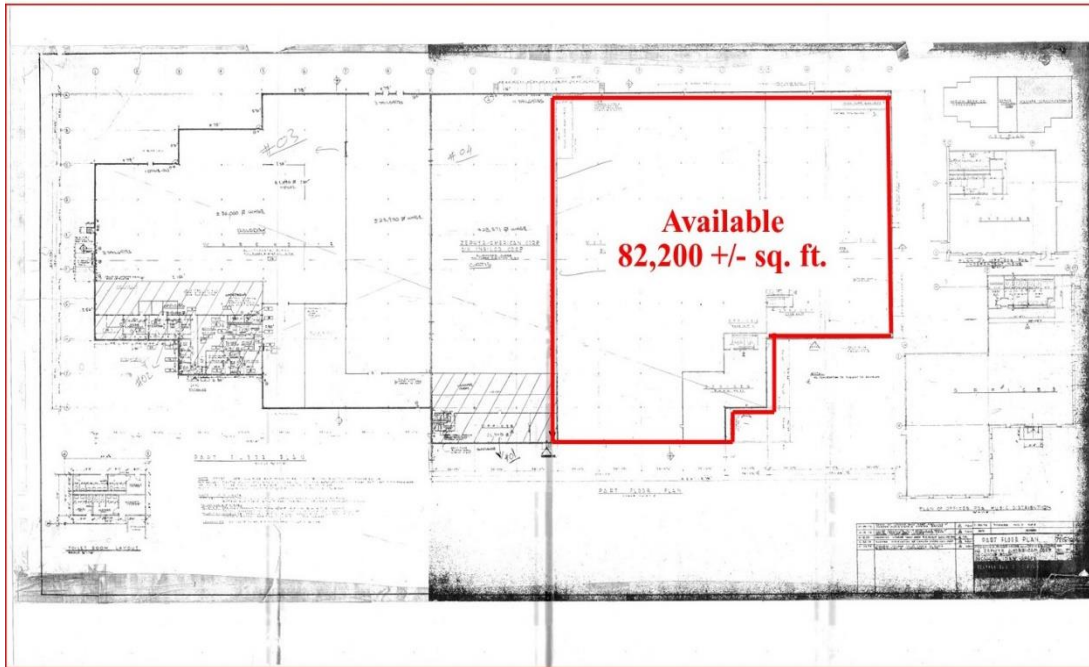


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PROXIMITY TO KEY LOCATIONS

Port Newark	8 +/- miles	NJ Turnpike	2 +/- miles
Lincoln Tunnel	4 +/- miles	CW Bridge	12 +/- miles

Commuter Rail: 1.5 +/- miles



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