FOR LEASE: 4,000 +/- SQ. FT.

FULLY RACKED UNIT



239 6TH AVE

PATERSON, NJ 07524

Contact **Exclusive** Brokers

David Knapel

Office: (201) 438-1177 Mobile: (201) 406-7189

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239 6TH AVE // PATERSON, NJ 07524

Team Resources is pleased to present 239 6th Avenue in Paterson, NJ now available for lease. This sub-unit offers approximately **4,000** \pm **SF** of versatile space within a larger 22,000 SF building, ideal for storage, distribution, or light manufacturing.



PROXIMITY TO KEY LOCATIONS

Port Newark	14 +/- miles	NJ Turnpike	6 +/- miles
Lincoln Tunnel	4 +/- miles	GW Bridge	6 +/- miles

Holland Tunnel 6 +/- miles

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Property Description	
Available Space:	4,000 +/- sq. ft.
Building Size:	22,000 +/- sq. ft.
Office Space:	500 +/- sq. ft.
Ceiling Height:	22' clear
Loading Doors:	2 tailboard doors / 1 drive-in door
Power:	200 amps
Parking:	10 cars
Lease Price:	\$16.00 per sq. ft. MG

Property Overview

Occupancy:

Prime industrial space, (fully racked), available in a well-maintained warehouse in a secure & professionally managed building with on site parking for employees & small trucks. Urban setting with access to labor and public transit along with easy access to NYC metro area, Northern NJ, and major distribution corridors make this an opportune location for your business.

90 days

Eric Lewin

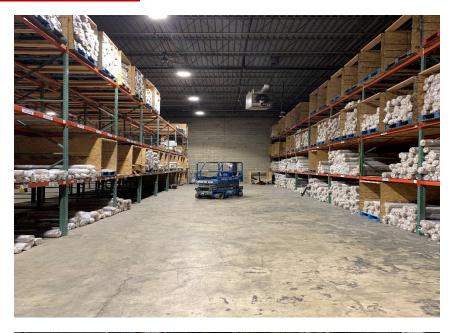
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PROPERTY PHOTOS







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