

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

FULLY RACKED UNIT



# 239 6<sup>TH</sup> AVE

PATERSON, NJ 07524

Contact **Exclusive** Brokers

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## 239 6TH AVE // PATERSON, NJ 07524

**Team Resources** is pleased to present 239 6<sup>th</sup> Avenue in Paterson, NJ now available for lease. This sub-unit offers approximately **4,000 ± 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
Occupancy:	90 days

### Property Overview

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.





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