

62,840 +/- SQ. FT. INDUSTRIAL BUILDING FOR LEASE



31,000 +/- SQ. FT. GROUND FLOOR AVAILABLE IMMEDIATELY

2027 83RD ST.

NORTH BERGEN, NJ 07047

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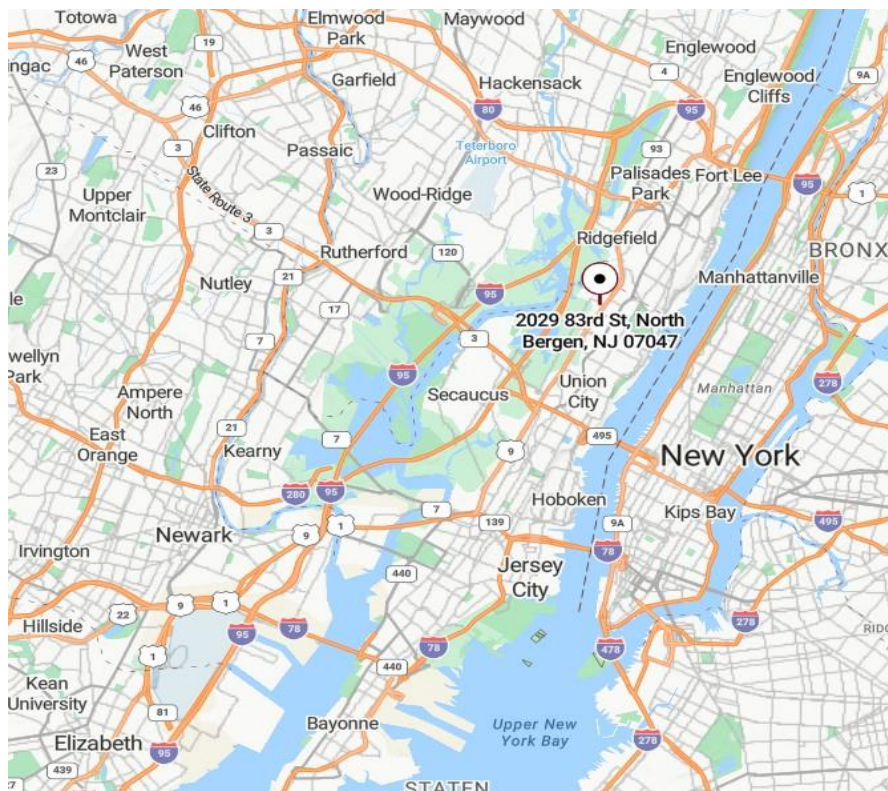
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2027 83rd ST. // NORTH BERGEN, NJ 07074

Team Resources, as exclusive agent, is pleased to present this 62,840 +/-sq. ft. (divisible to 31,000 +/- sq. ft.) industrial building for lease. This property is ideally suited for warehousing, and/or industrial use. Situated on a 0.95-acre lot this Hudson County property sits close to the NYC Boros and offers easy access to labor & major roadways including Routes 3,17, 46, I-80 and I-95/NJ TPK. Located in the I Zone (Light Manufacturing, Storage, Distribution & Warehousing).

**CONTACT EXCLUSIVE BROKERS:****Greg Sholom**

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dcantor@teamresourcesinc.com**Property Description**

Available Space:	62,840 ±sq. ft. (Divisible)
Building Size:	62,840 ±sq. ft.
Acreage:	0.95 acre
Office Space:	1,600 ±sq. ft.
Ceiling Height:	13' +/-
Loading Doors:	4 loading docks
Elevators:	2 Freight: 1 approx. 8' x 8' w/3,000 lb. capacity 1 approx. 8' x 16' w/5,000 lb. capacity
Parking:	10 cars
Sprinklers:	wet
Power:	Ground Floor: 200 amps/480 volts 2 nd Floor: 600 amps/480 volts
Lease Rate:	Ground Floor: \$12.00 psf Net 2 nd Floor: \$8.00 psf Net
Taxes/Ins:	Approx. \$1.64 psf/ Ins. \$0.40 psf (2024)
Occupancy:	November 1, 2025

Proximity to Major Roadways

■ GWB	8 +/- miles
■ Lincoln Tunnel	7 +/- miles
■ Holland Tunnel	10 +/- miles
■ I-95/NJ TPK	4 +/- miles
■ Ports	12 +/- miles





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