

FOR SUB-LEASE

ONLY 1 UNIT  
REMAINING!

# 125 BROAD AVENUE

NORTH BERGEN, NJ 07047

3,200 ± SQ FT. | UNIT B-09 WAREHOUSE/DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

**DAVID KNAPEL**

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

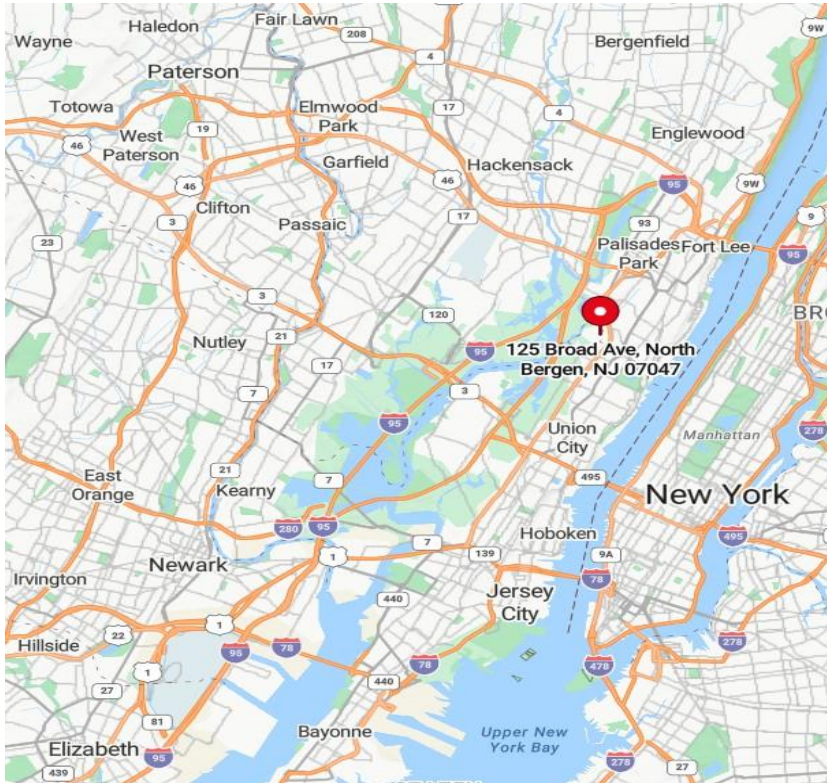
[dknapel@teamresourcesinc.com](mailto:dknapel@teamresourcesinc.com)



# 125 BROAD AVE

// NORTH BERGEN, NJ

**Team Resources**, as exclusive agent, is pleased to present this warehouse unit totaling 3,200 +/- square feet (divisible) in Hudson County, NJ. Conveniently located with easy access to I-95 (NJ TPK), Rt. 3 and is just 18 miles from NYC and 13 miles from the Ports.



## PROXIMITY TO KEY LOCATIONS

|               |              |                        |              |
|---------------|--------------|------------------------|--------------|
| <b>Ports:</b> | 13 +/- miles | <b>Lincoln Tunnel:</b> | 15 +/- miles |
| <b>NYC:</b>   | 18 +/- miles | <b>NJTPKE:</b>         | 14 +/- miles |

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## Property Description

|                         |                                                  |
|-------------------------|--------------------------------------------------|
| <b>Available Space:</b> | 3,200 +/- square feet                            |
| <b>Office Space:</b>    | Small office with private bathroom in each unit. |
| <b>Zoning:</b>          | I (Industrial)                                   |
| <b>Loading Doors:</b>   | 1 tailboard door & 1 drive in door               |
| <b>Ceiling Height:</b>  | 24' clear                                        |
| <b>Parking:</b>         | ample                                            |
| <b>Available:</b>       | Immediately                                      |
| <b>Asking Rental:</b>   | \$27.00 psf Gross <b>Call for new pricing</b>    |
| <b>Sub-Lease Term:</b>  | Through 12/31/2028                               |





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