

FOR SUB-LEASE

1 BELL DRIVE RIDGEFIELD, NJ

71,000 +/- SQ FT. WAREHOUSE UNIT

CONTACT EXCLUSIVE BROKER

Eric Lewin

Mobile (201) 832 - 4569

elewin@teamresourcesinc.com

Matt Favieri

Mobile: (201) 956 - 2889

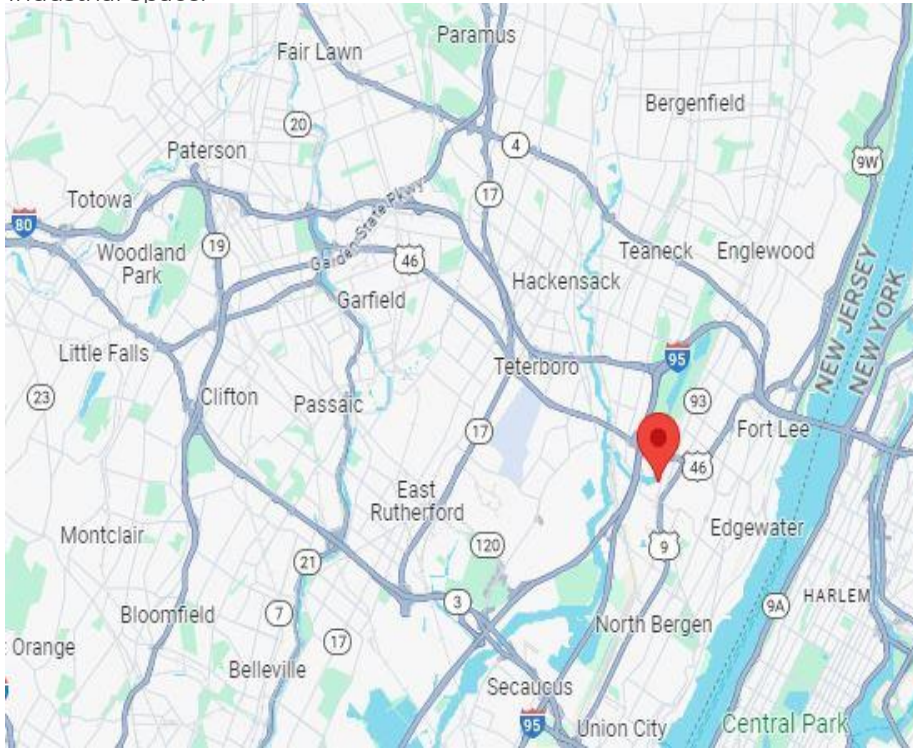
mfavieri@teamresourcesinc.com



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Team Resources, as exclusive agent, is pleased to present this property of 71,000 +/- Sq. Ft. for sub-lease through September 30, 2031. Zoned Industrial Space.



Property Description

Available Space:	71,000 +/- sq. ft.
Building Size:	121,650 +/- sq. ft.
Acreage:	11.63 acres
Office Space:	1,200 +/- sq. ft.
Ceiling Height:	20' clear
Loading Doors:	20 tailboard doors
Parking:	25 cars / 100 trailers
Sprinklers:	wet
Power:	400 amps
Lease Price:	\$16.00 per sq. ft. MG
Occupancy:	30 days
Sublease Term:	Through 2/28/2031

PROXIMITY TO KEY LOCATIONS

NJ Turnpike	6 +/- miles	Holland Tunnel	13 +/- miles
GW Bridge	6 +/- miles	Port Newark	15 +/- miles
Lincoln Tunnel	7 +/- miles		

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