

FOR SUB-LEASE: 10,000 +/- SQ. FT. INDUSTRIAL PROPERTY



250 NORTH ST

TETERBORO, NJ 07608

Contact **Exclusive Brokers**

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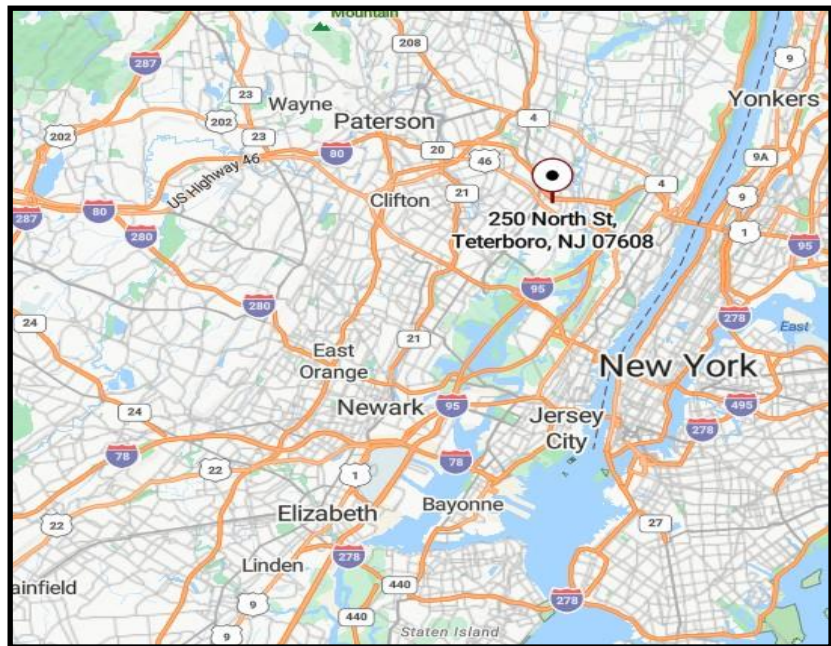
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Team Resources is pleased to present this 10,000 +/- sq. ft. free-standing industrial warehouse building located in the industrial-commercial core of Teterboro. Ideal for uses including warehouse/distribution, light manufacturing, ingredient or food-wholesale. Strategically located in the heart of the Meadowlands sub-market and a perfect location for businesses serving the NYC-metro, NJ, and tri-state region. **250 North Street** represents a rare opportunity in the heart of the New Jersey industrial/warehouse corridor: a self-contained ~10,000 sf facility, ready 1/1/2026 for occupancy, with ample parking and a location that puts your operation within easy reach of NYC, the NJ Turnpike, and Teterboro Airport. Whether you're expanding, relocating, or starting a regional distribution hub, this address delivers both visibility and utility.



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| Property Description | |
|----------------------|-----------------------|
| Available: | 10,000 ± sq. ft. |
| Building Size: | 10,000 ± sq. ft. |
| Acreage: | 0.5 ± acres |
| Office Space: | 1,000 ± sq. ft. |
| Ceiling Height: | 16' - 20' ceilings |
| Loading Doors: | 2 tailboards |
| Parking: | 20 car parking |
| Power: | 200 amps |
| Lease Rate: | \$16.50 |
| Taxes/Ins: | \$1.05 psf/\$0.48 psf |
| Occupancy: | January 1, 2026 |
| Sub-Lease Term: | August 31, 2027 |

PROXIMITY TO KEY LOCATIONS

| | | | |
|--------------|--------------|-----------------|--------------|
| GW Bridge: | 6 +/- miles | Ports: | 16 +/- miles |
| NJ Turnpike: | 12 +/- miles | Lincoln Tunnel: | 14 +/- miles |



PROPERTY PHOTOS

