

FOR SUB-LEASE: 8,500 +/- SQ. FT. INDUSTRIAL PROPERTY



# 600 HOLLISTER RD

TERTBORO, NJ 07608

Contact **Exclusive** Broker

**Eric Lewin**

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# 600 HOLLISTER RD // TETERBORO, NJ 07608

**Team Resources** is pleased to present this 8,500 +/- sq. ft. sublease opportunity. Excellent opportunity to sublease a well-located industrial facility in the heart of Teterboro's premier industrial corridor. This functional property with ample parking & maneuvering area offers efficient warehouse space with strong highway access, making it ideal for distribution, light manufacturing, or service users. Well-maintained building with strong utility infrastructure.



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## Property Description

<b>Available Space:</b>	8,500 ± sq. ft.
<b>Acreage:</b>	0.46 ± acres
<b>Office:</b>	2,200 ± sq. ft.
<b>Ceiling Height:</b>	14' clear
<b>Loading Doors:</b>	1 tailboard door & 1 drive-in door
<b>Parking:</b>	13 cars
<b>Zoning:</b>	LID
<b>Lease Rate:</b>	Upon request
<b>Taxes:</b>	\$1.07 psf
<b>Insurance:</b>	\$0.81 psf
<b>Sub-lease Term:</b>	Through July 31, 2029

## LOCATION ADVANTAGES

- Prime Teterboro location minutes from Route 46, I-80, I-95 (NJ Turnpike), and Route 17
- Immediate access to NYC and Northern New Jersey markets
- Close proximity to Teterboro Airport and major transportation hubs

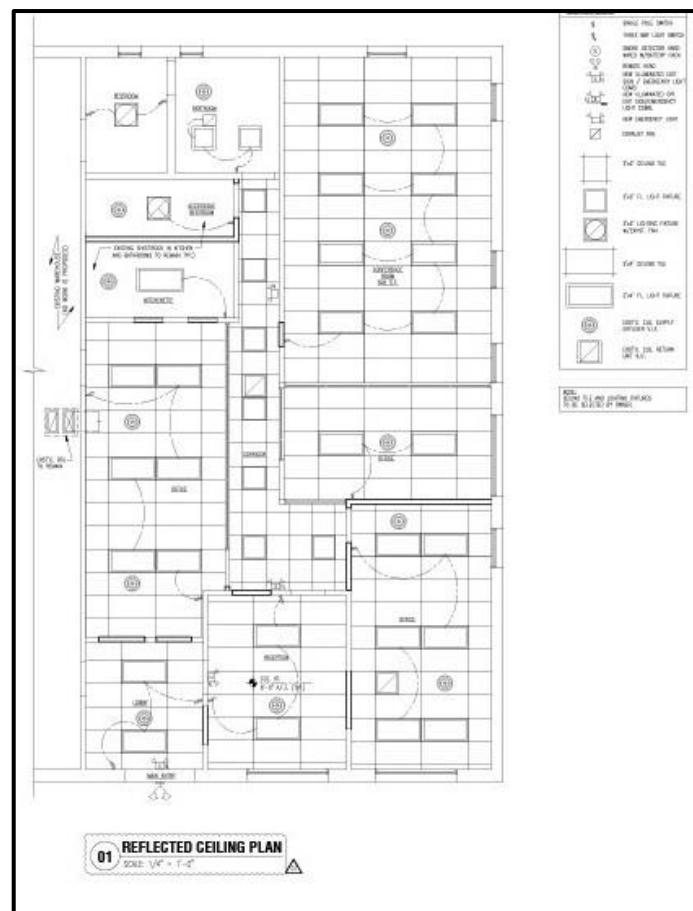
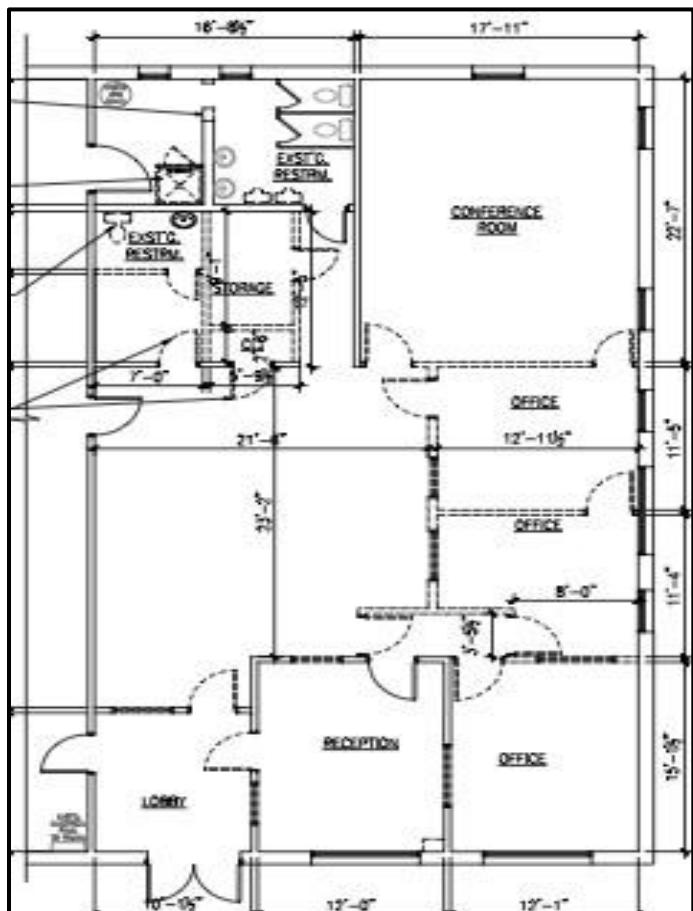
## KEY DISTANCES

NJ Tpke:	3 +/- miles
GWB:	9 +/- miles
Lincoln Tunnel:	12 +/- miles



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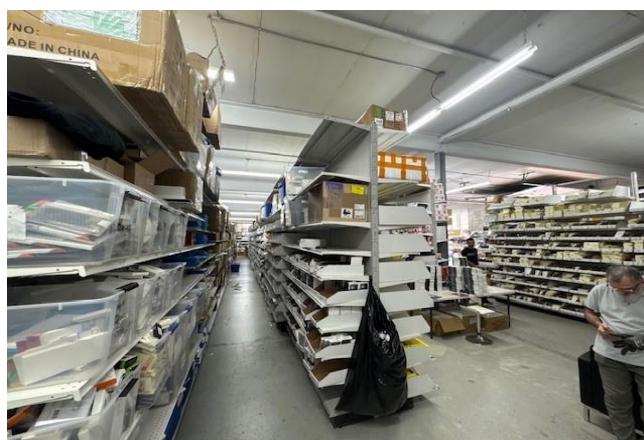
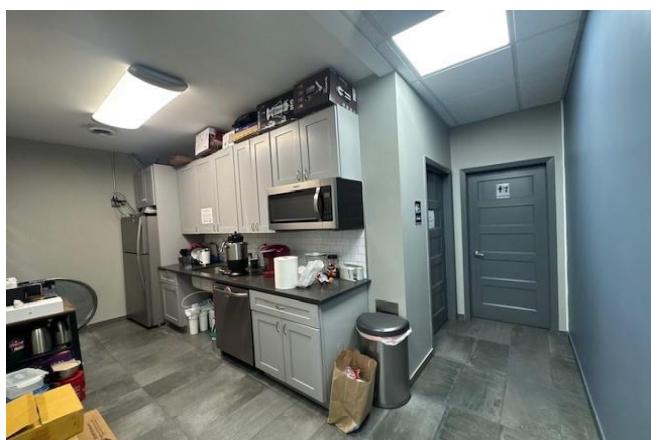
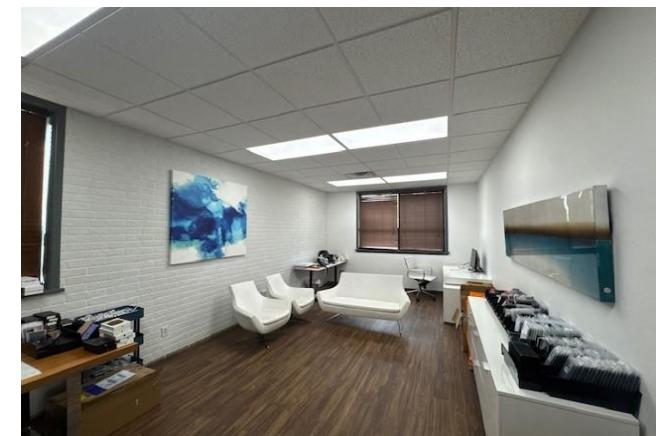
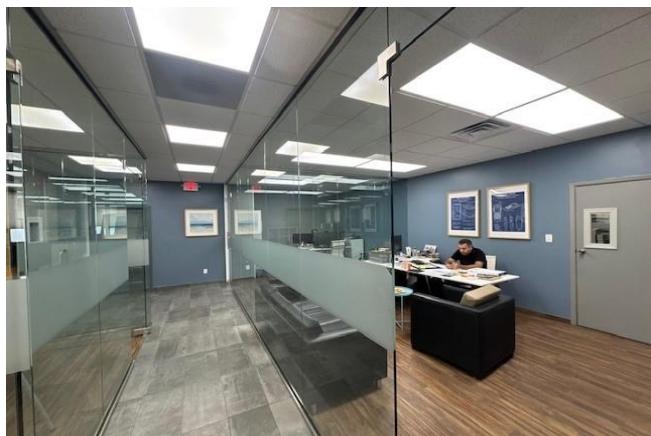
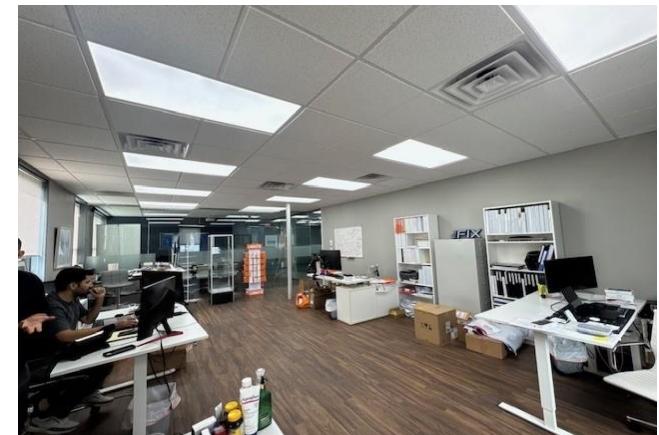
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## PROPERTY PHOTOS



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