

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



600 HOLLISTER RD

TETERBORO, NJ 07608

Contact **Exclusive Broker**

Eric Lewin

Office (201) 438-1177 x107

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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

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

LOCATION ADVANTAGES

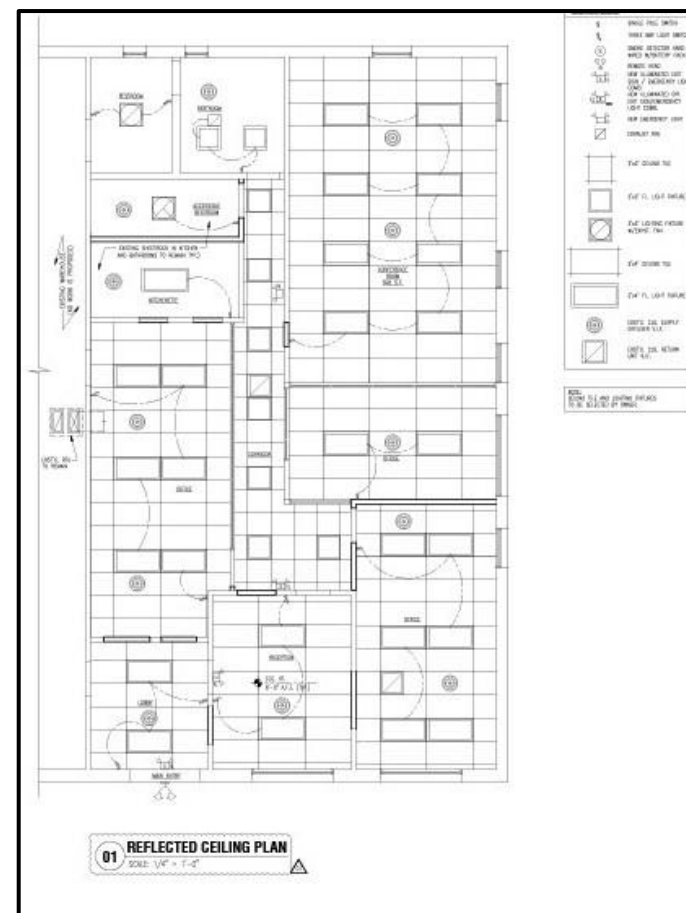
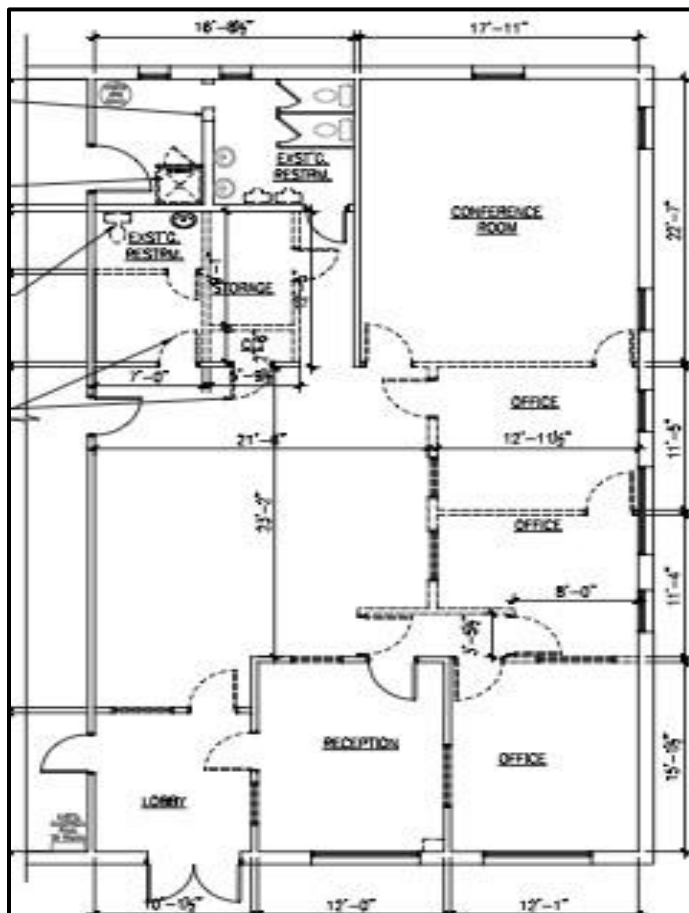
- Prime Teterboro location minutes from Route 46, I-80, I-95 (NJ Turnpike), and Route 17
- Immediate access to NYC and Northern New Jersey markets
- Close proximity to Teterboro Airport and major transportation hubs

KEY DISTANCES

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



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PROPERTY PHOTOS

