

FOR LEASE

95 MAYHILL STREET UNIT G

SADDLE BROOK, NJ



33,000 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

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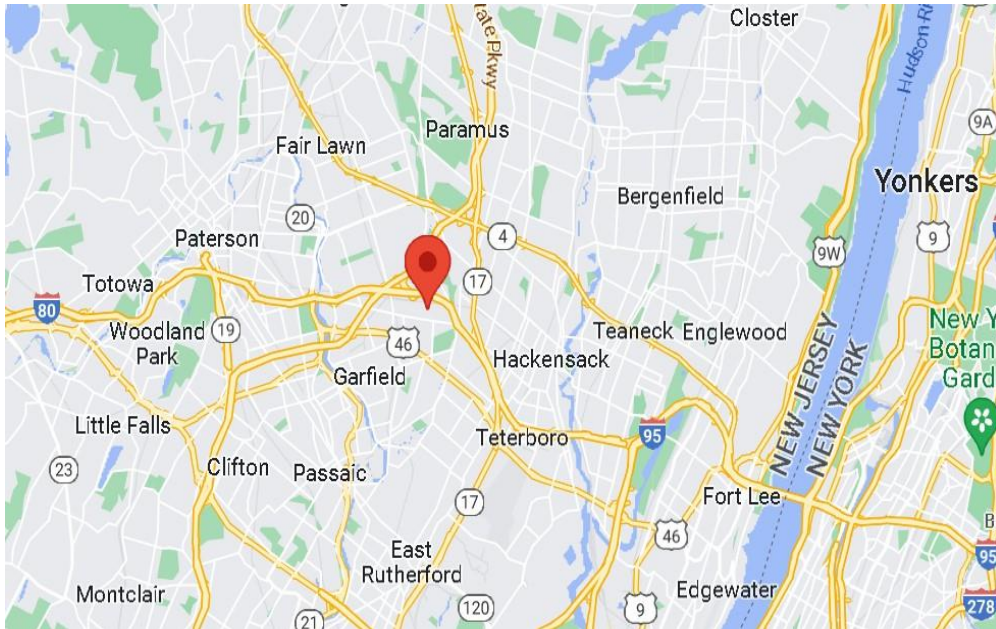
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95 MAYHILL STREET // SADDLE BROOK, NJ

Team Resources, as exclusive agent, is pleased to present this 33,000 sf warehouse / distribution unit just minutes from major highways. Located in the heart of Bergen County with convenient access to I-80, I-95 as well as Rt. 21.

**PROXIMITY TO KEY LOCATIONS**

Ports	28 +/- miles	NJ Turnpike	7.3 +/- miles
Lincoln Tunnel	14.3 +/- miles	G W Bridge	9.5 +/- miles
GS Parkway	1.1 +/- miles	Route 80	0.9 +/- miles

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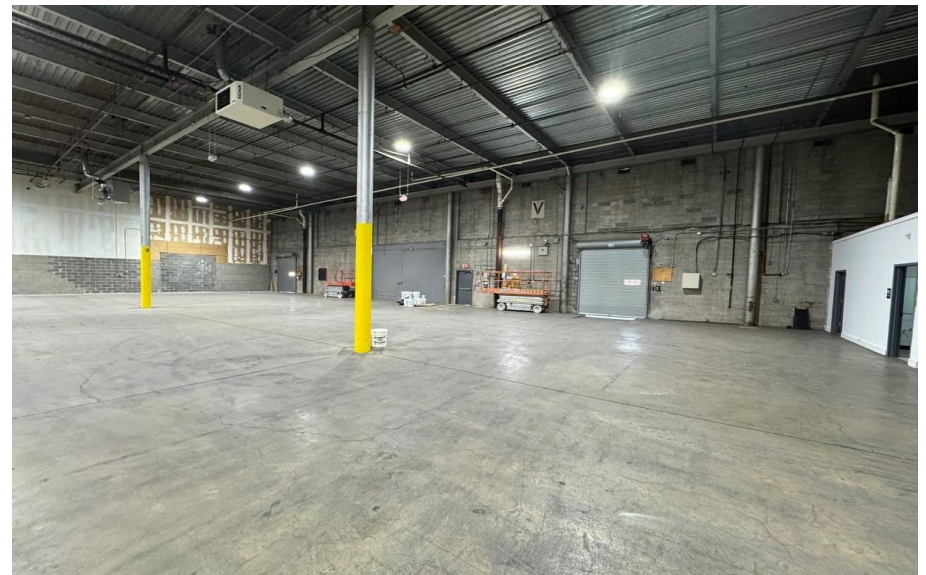
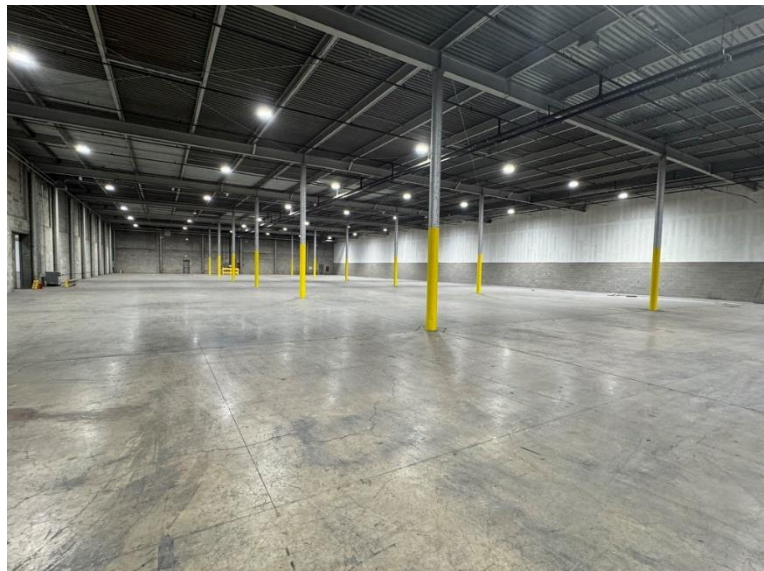
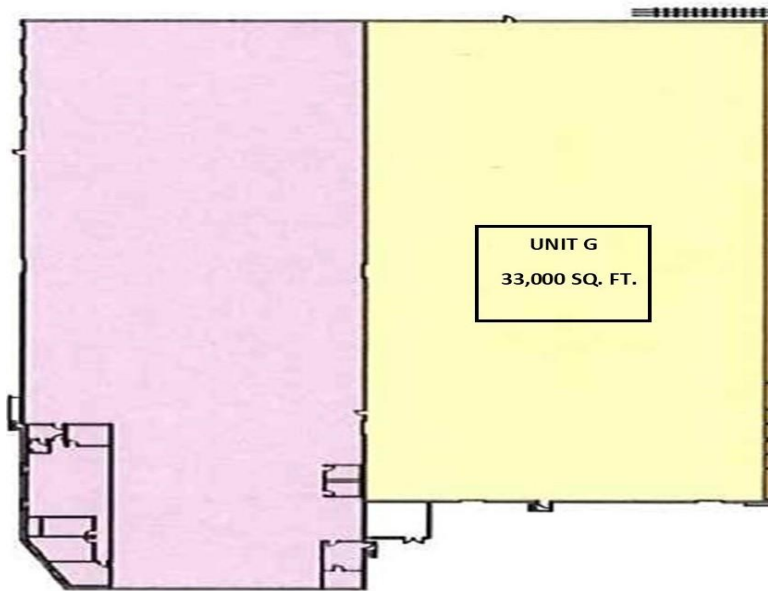
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Property Description

Available:	33,000 +/- sq. ft.
Building Size:	430,000 +/- sq. ft.
Office Space:	To suit
Ceiling Height:	22' clear
Loading:	2 Tailboard doors
Rail Doors:	2 – Serviced by NY Susquehanna & Western Railroad
Column Span:	34.5' x 40'
Asking Rental:	\$14.50 psf nnn
Taxes / CAM:	\$3.94 psf
Occupancy:	Immediate

Overview: 95 Mayhill Street in Saddle Brook is situated in the heart of Bergen County. This unit boasts impressive features such as 22' ceilings, 2 loading docks and office to suit. The property includes an on-site property manager for efficient management. The recent updates to the property include the installation of new LED lights, white box walls, and fresh paint and carpet, enhancing the overall appeal and functionality of the space.





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