

FOR LEASE: 8,400 +/- SQ. FT. INDUSTRIAL PROPERTY



134 MYER ST

HACKENSACK, NJ 07601

Contact **Exclusive Brokers**

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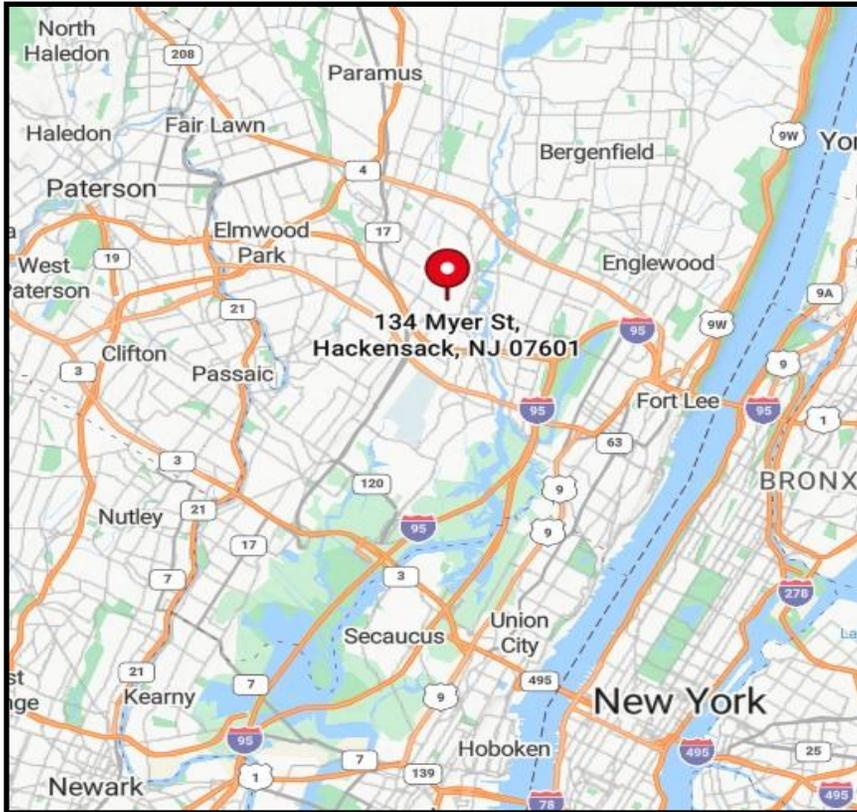
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Team Resources is pleased to present this 8,400 +/- sq. ft. prime industrial/flex space for lease. 134 Myer Street presents an excellent opportunity to lease a versatile industrial/flex property in the heart of Hackensack. The building offers functional space suitable for a wide range of uses, including light manufacturing, warehousing, distribution, and service-oriented operations. This property is ideal for tenants seeking a well-located, cost-effective facility in Bergen County.



Property Description

Available Space:	8,400 ± sq. ft.
Acreage:	0.29 ± acres
Office Space:	1,200 ± sq. ft.
Ceiling Height:	18' ceilings
Loading Doors:	1 loading dock
Parking:	10 off-street car parking
Sprinklers:	wet
Power:	400a/280v/3 phase
HVAC:	fully
Lease Rate:	\$24.00 psf MG (includes taxes)
Occupancy:	ASAP

OVERVIEW

The property features clear-span space with efficient layouts, ample ceiling heights, and convenient loading capabilities to accommodate day-to-day operations. Situated just minutes from Route 17, I-80, I-95 (New Jersey Turnpike), and the Garden State Parkway, the location provides exceptional regional access throughout Northern New Jersey and the greater New York metropolitan area.

KEY DISTANCES

GWB	10 +/- miles
Lincoln Tunnel	12 +/- miles
Ports	15 +/- miles

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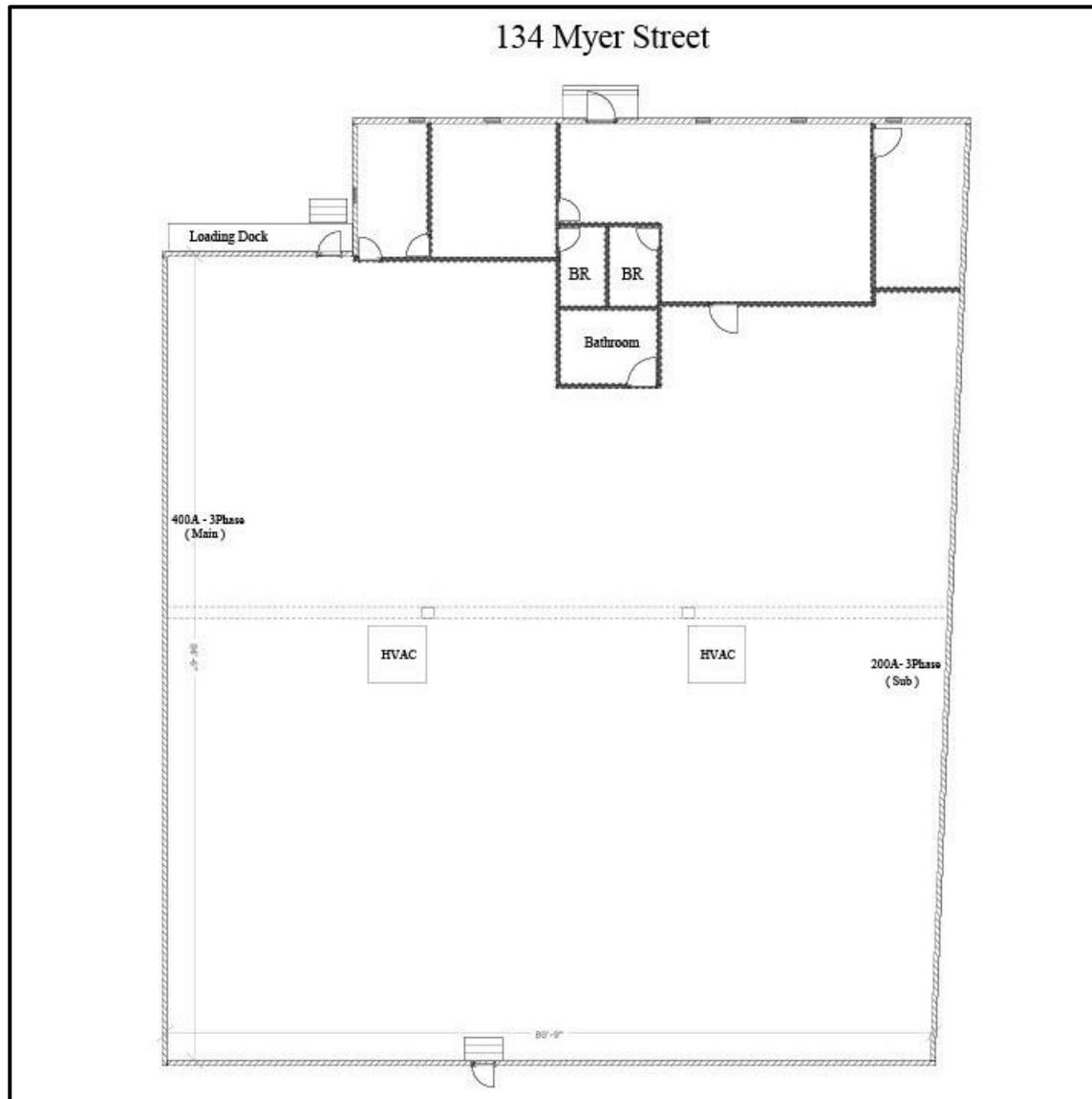
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PROPERTY PHOTOS

