

**40,000 ± SQ. FT. INDUSTRIAL/FLEX PROPERTY FOR LEASE**



# 29 PARK WAY

UPPER SADDLE RIVER, NJ 07458

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## 29 PARK WAY // UPPER SADDLE RIVER, NJ 07458

**Team Resources** is pleased to present this 40,000 sq. ft. industrial property available for lease. Position your business in one of Bergen County's most prestigious corporate corridors. **29 Park Way** offers a rare combination of high-clear warehouse functionality, abundant parking, and immediate access to Northern New Jersey's major transportation arteries.

**Competitive Advantage** - High-clear buildings with 65 parking spaces and 4 loading docks in Upper Saddle River are exceptionally limited. This opportunity combines functionality with a prestigious Bergen County address—delivering both operational efficiency and corporate image.



### CONTACT BROKERS:

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### Property Description

**Available Space:** 40,000 ±sq. ft.

**Building Size:** 40,000 ±sq. ft.

**Acreage:** 2.54 acres

**Office Space:** 4,000 ±sq. ft.

**Ceiling Height:** 22' clear

**Loading Doors:** 4 tailboard doors

**Parking:** 65 cars

**Sprinklers:** wet

**Power:** 400amps/3p/4w

**Occupancy:** August 1, 2026

**Lease Rate:** \$18.95 NNN

**Taxes:** \$1.68 psf

### Immediate access to Major Roadways

With immediate access to the following major roadways:

- Route 17
- Garden State Parkway
- I-287
- NY Thruway

This location provides seamless connectivity throughout New Jersey, Rockland County, and the greater New York metropolitan area—ideal for regional distribution and corporate headquarters alike.

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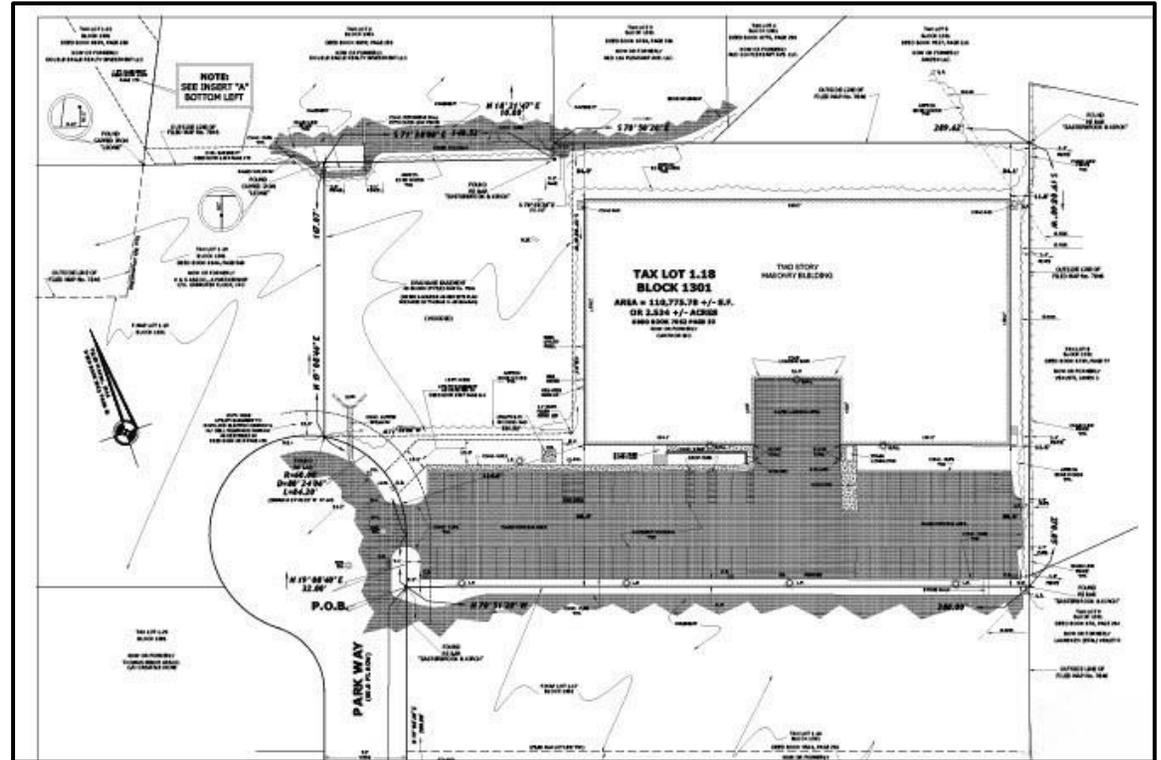
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## Ideal For:

- Distribution & logistics companies
- Light manufacturing & assembly
- Medical or laboratory users
- Technology, showroom, or flex-office tenants
- Service-related businesses requiring parking and loading



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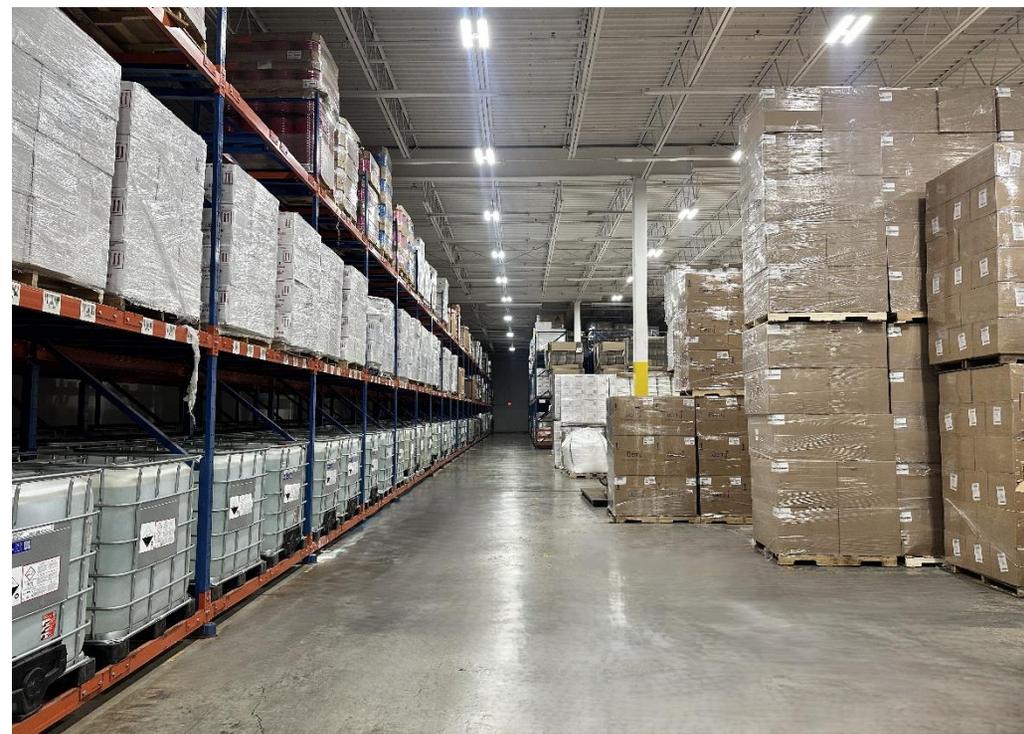
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PROPERTY PHOTOS



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