

FOR LEASE: 40,621 +/- SQ. FT. INDUSTRIAL WAREHOUSE

NEWLY "WHITE BOXED"



# 1 PASSAIC ST (UNIT 76S)

WOOD-RIDGE, NJ 07075

Contact **Exclusive Broker**

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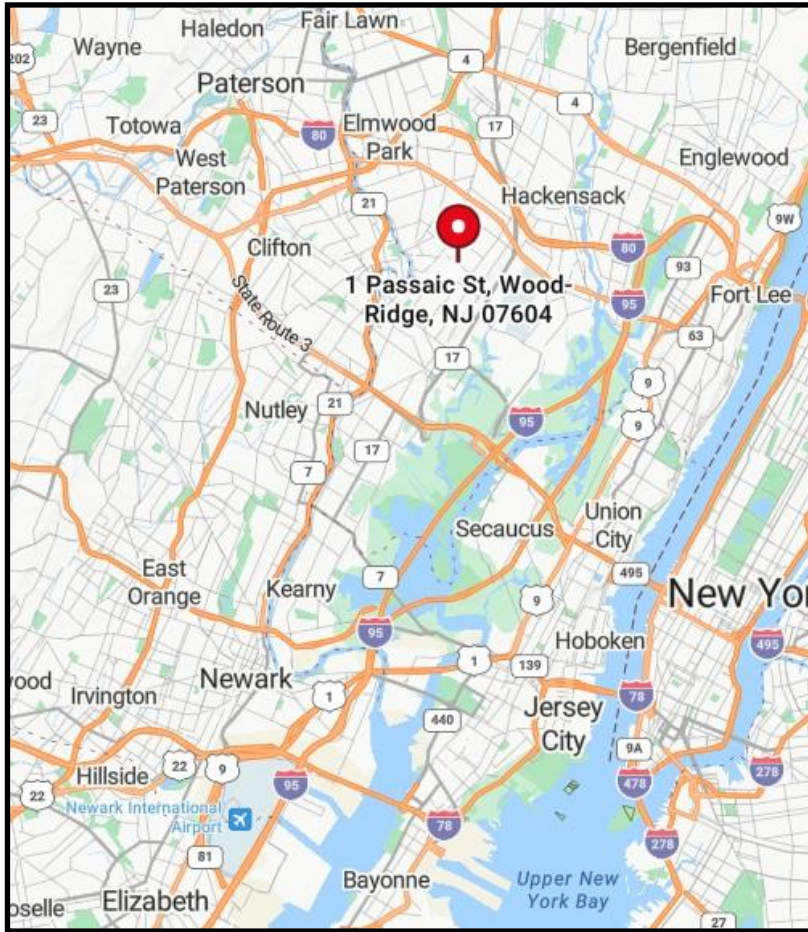
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**Team Resources** is pleased to present this 40,621 +/- sq. ft. prime industrial warehouse space for lease. This unit is located within a 2.3M SF well-maintained and established Wood-Ridge Industrial complex.



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## Property Description

<b>Available Space:</b>	40,621 ± sq. ft.
<b>Office:</b>	1,500 ± sq. ft.
<b>Ceiling Height:</b>	18' - 20'
<b>Loading Doors:</b>	1 tailboard door & 1 drive-in door
<b>Power:</b>	800 amps / 3 phase (heavy)
<b>Sprinklers:</b>	wet
<b>Lease Rate:</b>	upon request
<b>Taxes/CAM:</b>	\$2.50 psf
<b>Occupancy:</b>	Immediate

## OVERVIEW

Position your operation in the heart of Bergen County with immediate access to key Northern New Jersey logistics corridors. This functional 40,621± SF warehouse unit offers a practical layout, strong power, and efficient loading—ideal for warehouse / distribution, light manufacturing, or service-oriented users.

## LOCATION ADVANTAGES

- Strategically situated near Routes 17, 21, 46, 3, and I-80
- Minutes to the NJ Turnpike (I-95) and Garden State Pky
- Excellent access to the Meadowlands and New York City
- Proximity to dense Northern NJ labor pool



# FLOOR PLAN & WAREHOUSE PHOTOS

