

FOR LEASE

**NEWLY
REDUCED
LEASE RATE**



**22,500 SF
AVAILABLE FOR LEASE**

395 BROAD AVE – UNIT A

RIDGEFIELD, NJ

22,500 +/- SQ FT. WAREHOUSE / DISTRIBUTION / FLEX PROPERTY

CONTACT EXCLUSIVE BROKER

Eric Lewin

Mobile (201) 832-4569

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Stacey Wellins

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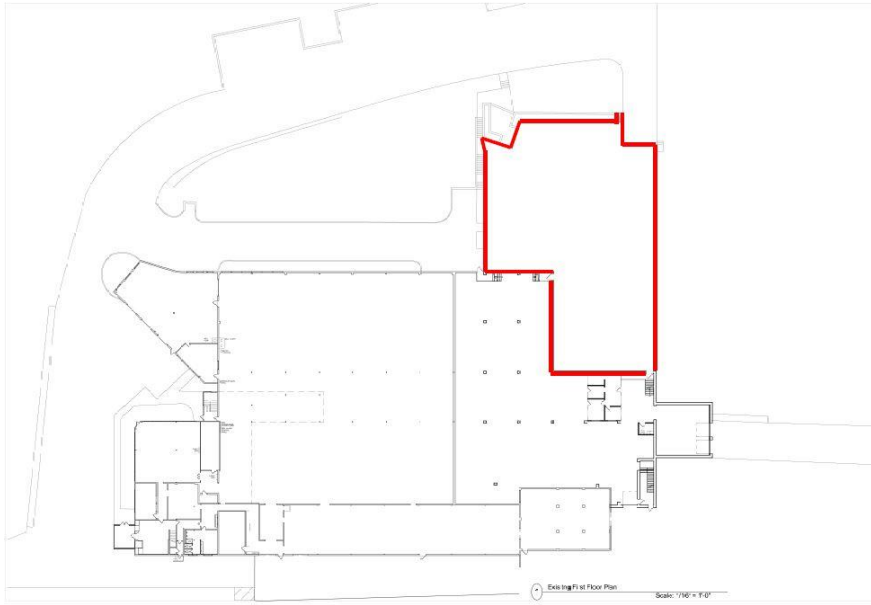
swellins@teamresourcesinc.com



395 Broad Ave - Unit A

// Ridgefield, NJ

Team Resources, as exclusive agent, is pleased to present this unit of 22,500 +/- Sq. Ft. Industrial/Flex space for Lease. Office to-suit. Conveniently located on Route 1 & 9.



PROXIMITY TO KEY LOCATIONS

Port Newark	15 +/- miles	NJ Turnpike	11 +/- miles
Lincoln Tunnel	10 +/- miles	GW Bridge	4 +/- miles

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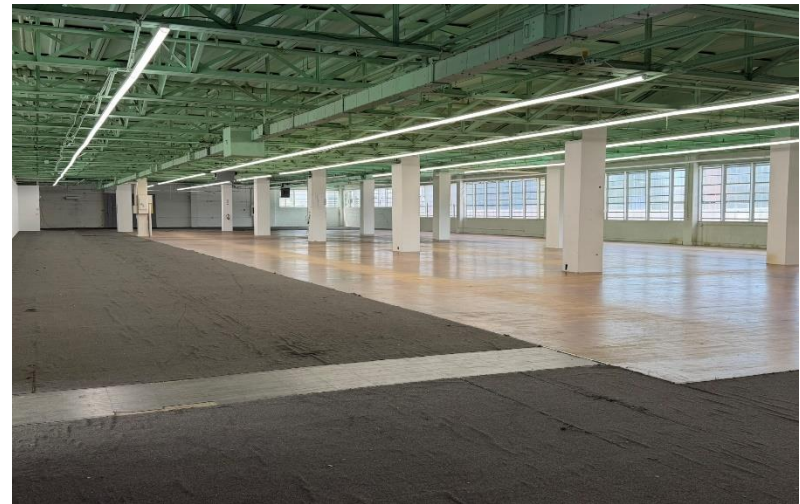
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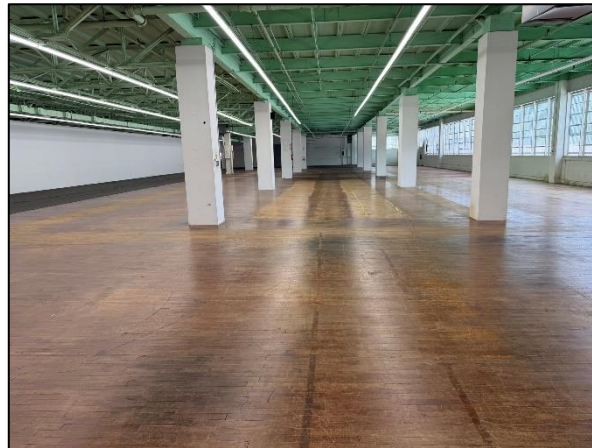
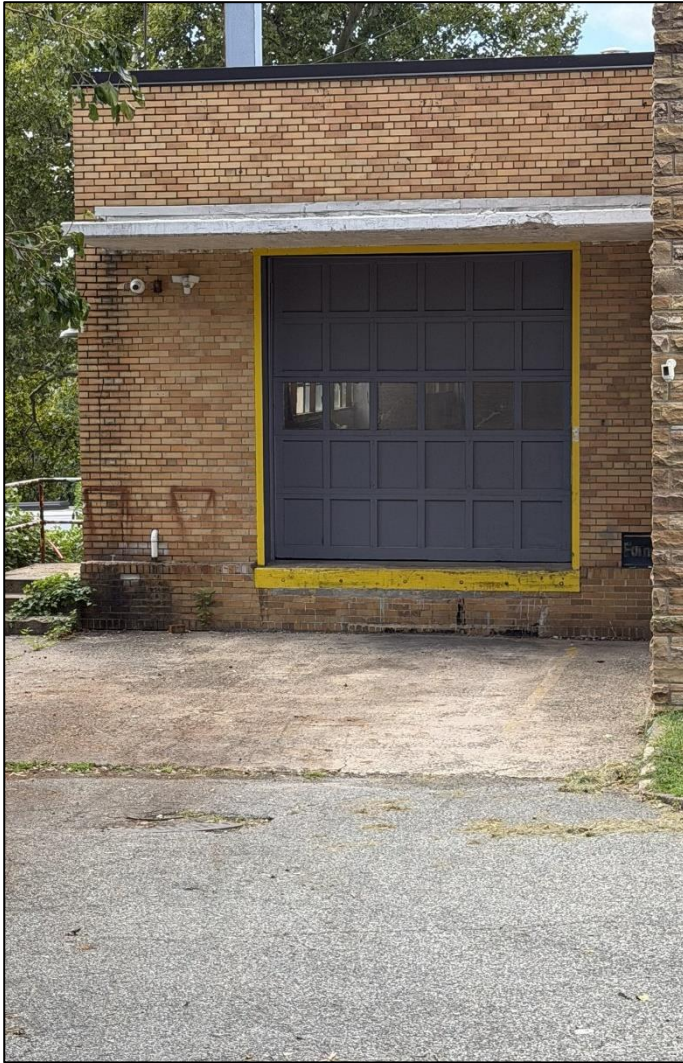
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Property Description

Available Space:	22,500 +/- sq. ft.
Office Space:	to-suit
Ceiling Height:	14'
Loading Doors:	1 loading dock
Sprinklers:	wet
Power:	400 amps / 208 volts
Reduced Lease Price:	\$12.00 per sq. ft. gross
Taxes:	included
Occupancy:	60 days





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