

FOR LEASE

295 GOVERNOR ST PATERSON, NJ

15,000 +/- SQ FT. INDUSTRIAL PROPERTY

CONTACT EXCLUSIVE BROKER

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295 GOVERNOR ST // PATERSON, NJ

Team Resources, as exclusive agent, is pleased to present this Industrial/warehouse space of **15,000 +/- sq. ft.** for lease. The property offers a **highly functional warehouse configuration** highlighted by an **impressive 29' clear ceiling height**, providing excellent vertical storage capacity and flexibility for a variety of warehouse, distribution, light manufacturing and service-oriented users.

The location provides **excellent connectivity to the region's major transportation arteries**, making it well suited for businesses requiring efficient access to customers, employees and distribution routes throughout **Northern New Jersey and the New York City metropolitan market.**



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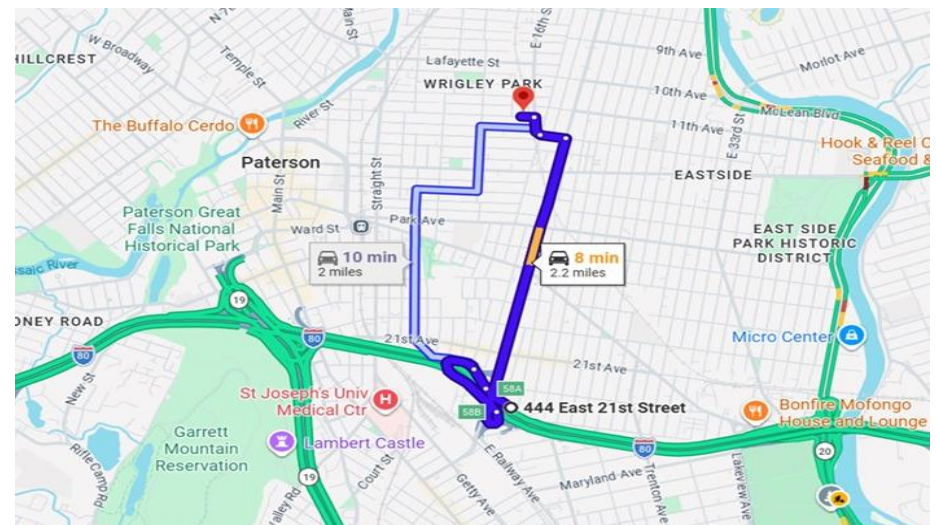
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Property Description

Available Space:	15,000 +/- sq. ft.
Building Size:	26,742 +/- sq. ft.
Acres:	0.75 acres
Ceiling Height:	29' clear
Loading:	2 (17'x14') over-sized drive-in doors Custom Interior Dock with Ramp for interior loading/unloading
Parking:	5 surface parking spots
Sprinklers:	wet
Power:	400+ amps
Lease Rate:	\$19.00 psf gross
Occupancy:	60 days



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