33,000 ± SQ. FT. WAREHOUSE/DISTRIBUTION FACILITY (UNIT G)



95 MAYHILL STREET UNIT G

SADDLE BROOK, NJ

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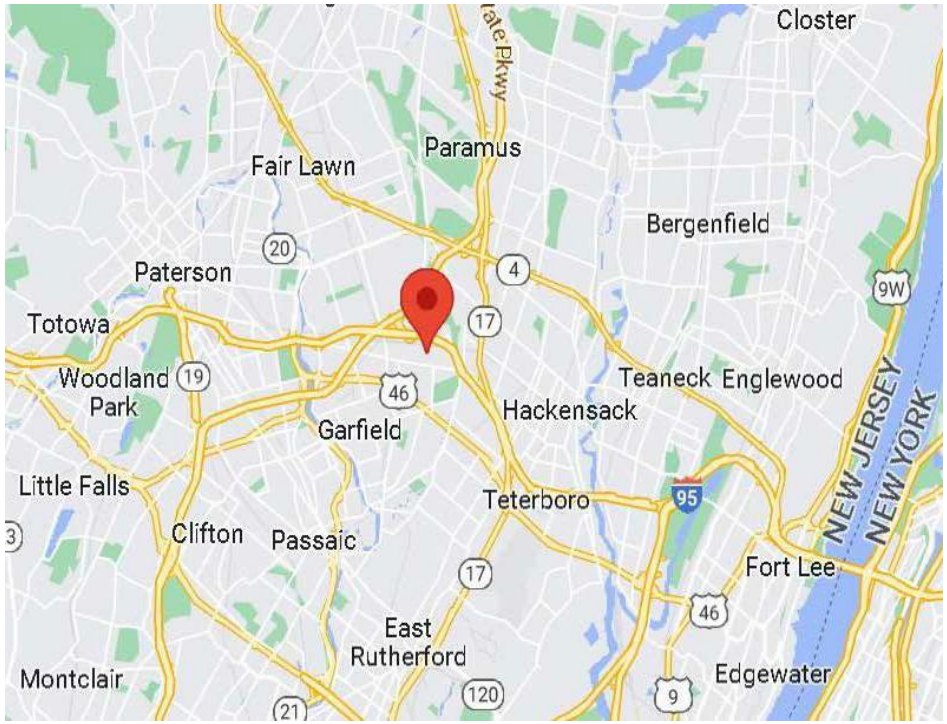
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TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

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Team Resources, as exclusive agent, is pleased to present this 33,000 SF warehouse/distribution unit just minutes from major highways. Located in the heart of Bergen County with convenient access to I-80, I-95 as well as Rt. 21.



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PROPERTY DESCRIPTION

Available:	33,000 ± sq. ft.
Building Size:	420,000 ± sq. ft.
Office Space:	600 ± sq. ft. (To be built)
Ceiling Height:	22’ clear
Loading:	2 Tailboard Doors
Rail Doors:	Serviced by NY Susquehanna & Western Railroad
Column Span:	34.5’ x 40’
Asking Rental:	$13.50 psf nnn
Taxes / CAM:	$2.95 psf /$1.26 psf
Occupancy:	Immediate

Overview:

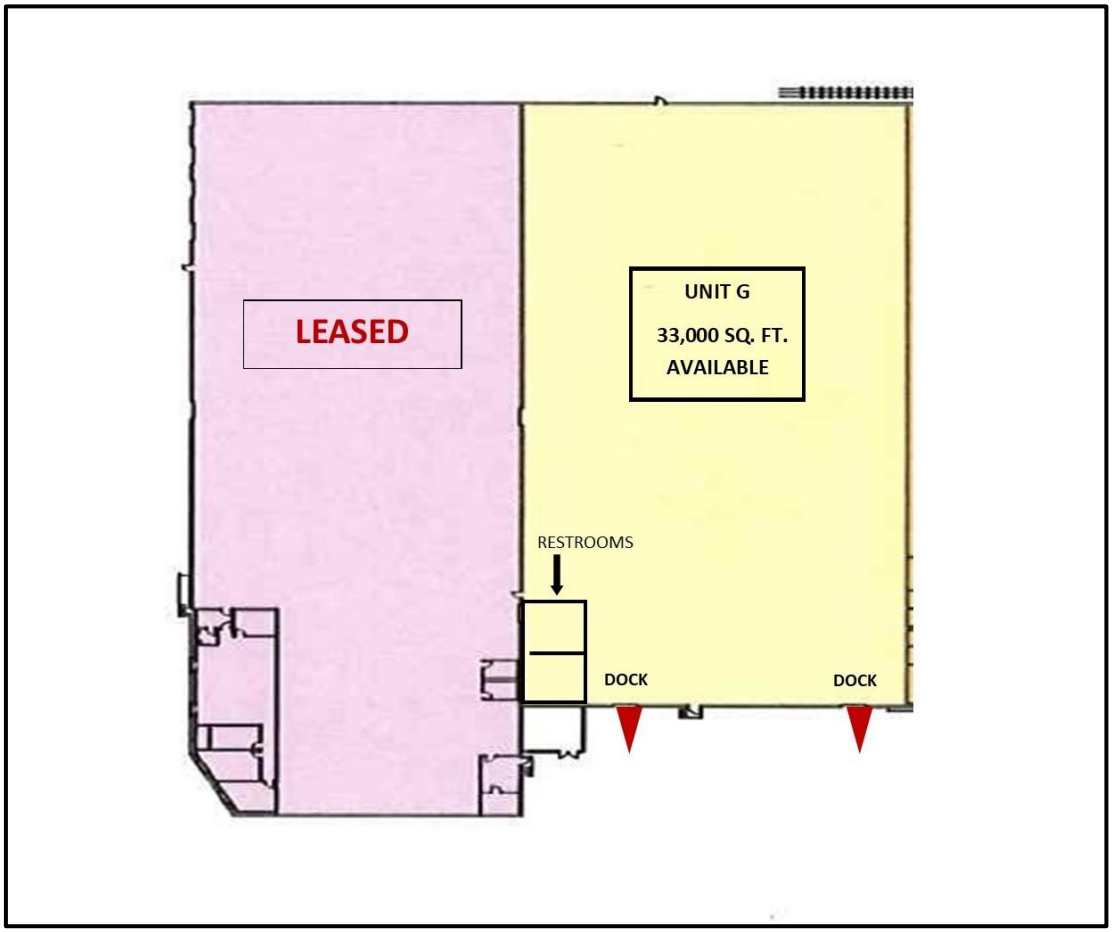
95 Mayhill Street in Saddle Brook is situated in the heart of Bergen County. The space boasts impressive features such as 22' ceilings, 2 loading docks. The unit includes office space to be built, and a property manager is on-site for efficient management. The recent updates to the property include the installation of new LED lights, white box walls, and fresh paint and carpet, enhancing the overall appeal and functionality of the space.

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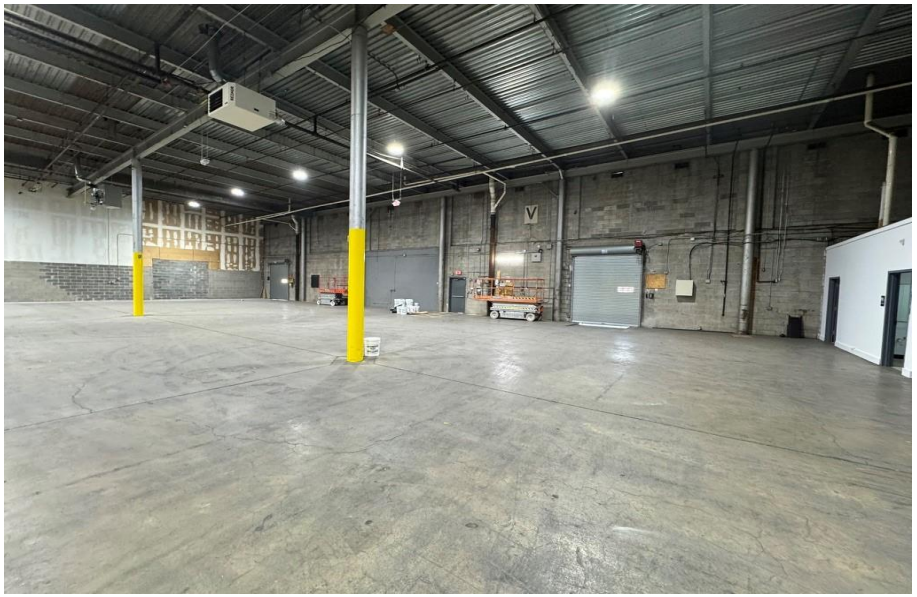
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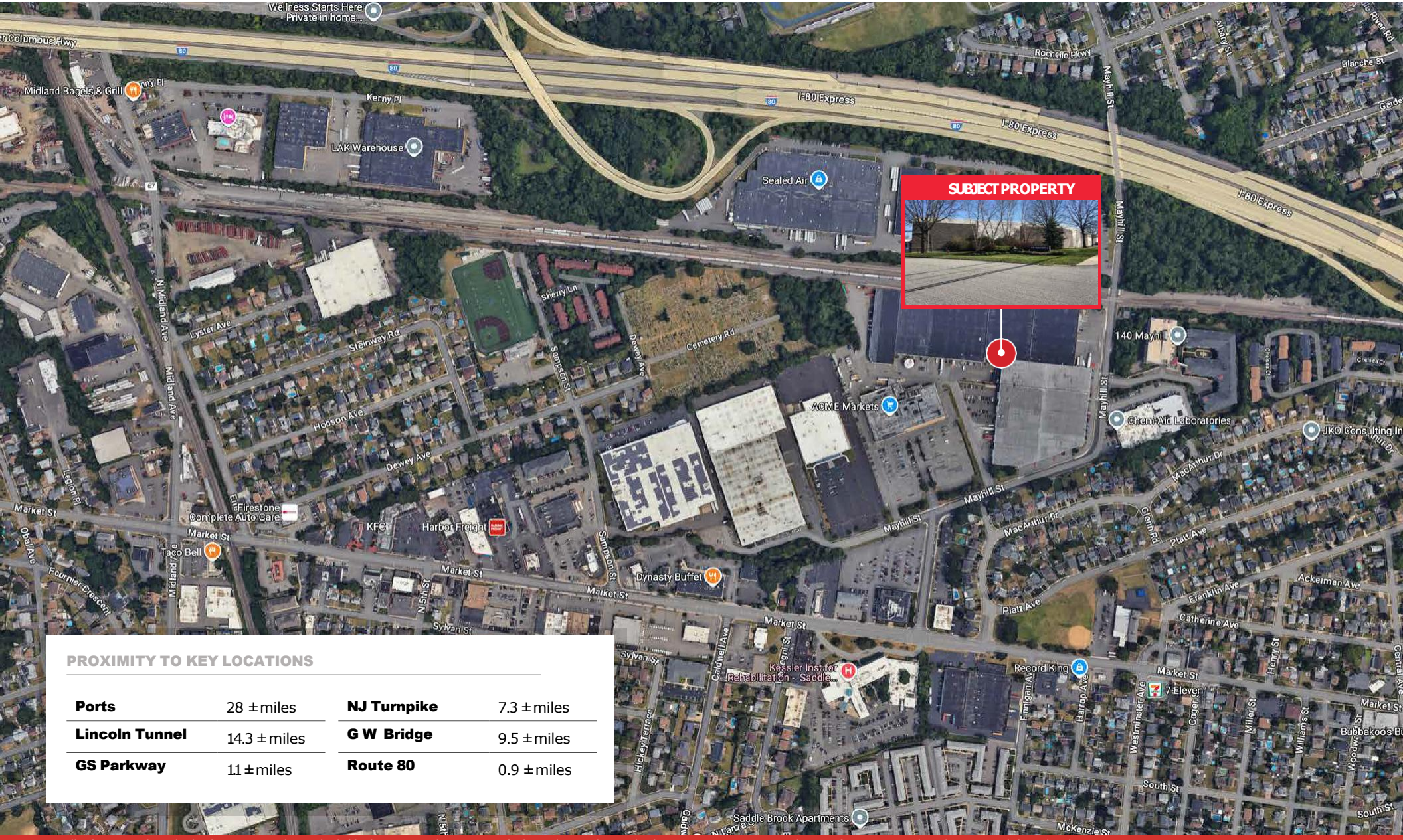




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PROXIMITY TO KEY LOCATIONS

Ports	28 ± miles	**NJ Turnpike**	7.3 ± miles
Lincoln Tunnel	14.3 ± miles	**G W Bridge**	9.5 ± miles
GS Parkway	11 ± miles	**Route 80**	0.9 ± miles

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