5,400 ± SQ. FT. INDUSTRIAL PROPERTY FOR LEASE

SMALL-BAY INDUSTRIAL SPACE. BIG-TIME LOCATION ADVANTAGE!



34 GEORGE ST

HACKENSACK, NJ 07601

Eric Lewin

Office (201) 438-1177 x107
Mobile (201) 832-4569
elewin@teamresourcesinc.com

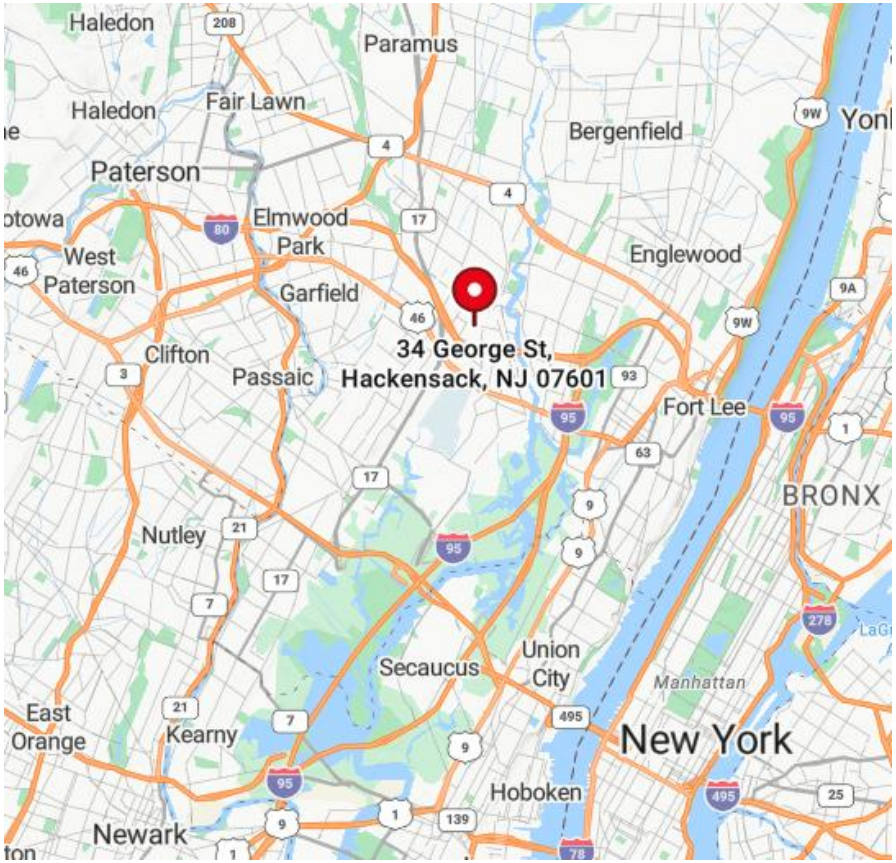
Matt Favieri

Office (201) 438-1177 x131
Mobile (201) 956-2889
mfavieri@teamresourcesinc.com

TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

34 GEORGE ST / / *HACKENSACK, NJ 07601*

Team Resources is pleased to present this **5,400 sq. ft. free-standing** industrial property. Position your business for success at **34 George Street** in Hackensack, NJ. This **industrial property** offers an efficient combination of warehouse, office, and loading space, ideally suited for a variety of industrial, distribution, service, and light manufacturing operations.



Property Description

Available Space:	5,400 ± sq. ft.
Building Size:	5,400 ± sq. ft.
Acreage:	0.23 acres
Office:	820 ± sq. ft.
Ceiling Height:	11.5' clear
Loading Doors:	1 drive-in door (12' x 10')
Parking:	8 double-deep off-street spaces
Power:	400a / 208v / 3 phase
Occupancy:	immediate
Lease Rate:	$15.75 nnn
Taxes & Insurance:	$5.36± psf

Location Advantages

An outstanding opportunity for businesses seeking practical industrial space with excellent regional accessibility in the heart of Bergen County.

The property's location provides connectivity to Interstate 80, Route 17, Route 4, and the New Jersey Turnpike/I-95, facilitating regional distribution, employee commuting, and access to customers throughout Northern New Jersey and New York City.

Overview

34 George Street offers **5,400 sf** of prime industrial space in the heart of Bergen County, NJ. The property features approximately 820 square feet of office space, an 11.5-foot ceiling height, and one oversized 12' x 10' drive-in door for convenient loading and unloading. With 400-amp, 208-volt, three-phase electrical service and dedicated off-street parking, the building provides the essential infrastructure to support a wide range of business operations.

CONTACT BROKERS:

Eric Lewin

Office (201) 438-1177 x107
Mobile (201) 832-4569
elewin@teamresourcesinc.com

Matt Favieri

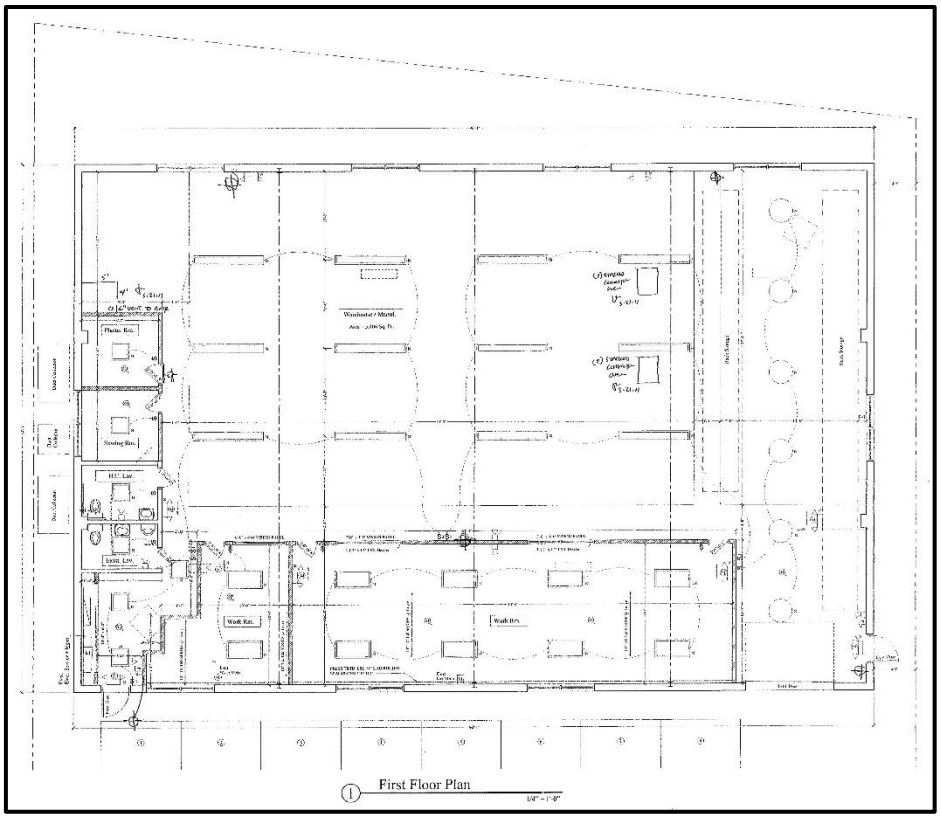
Office (201) 438-1177 x131
Mobile (201) 956-2889
mfavieri@teamresourcesinc.com

TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

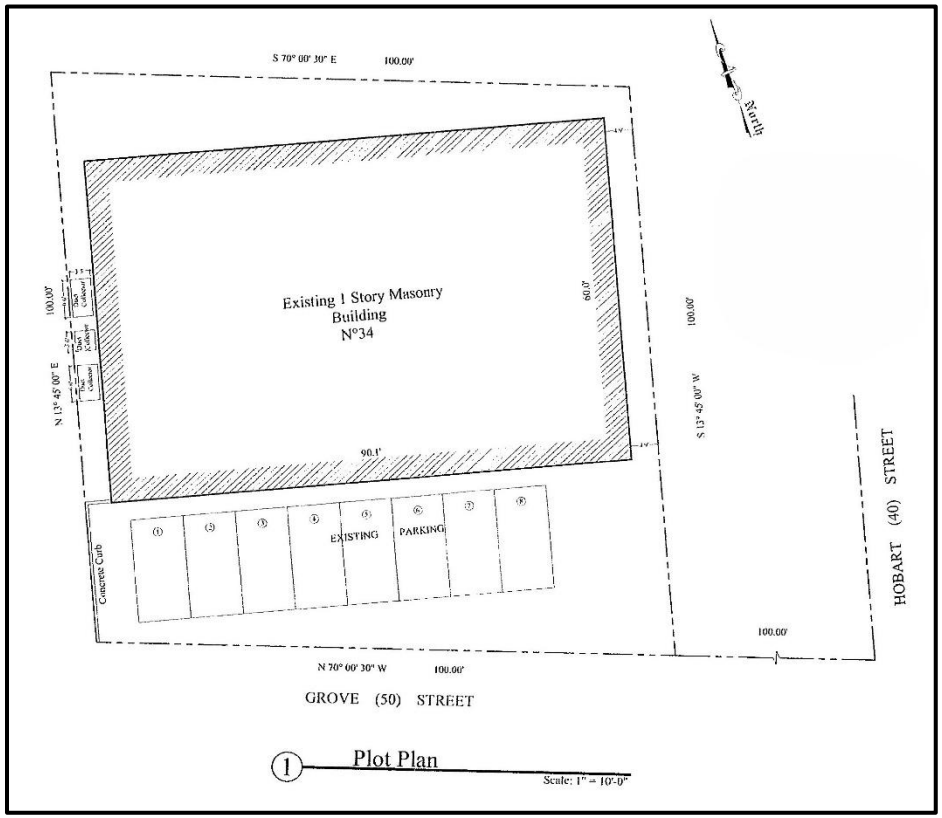
All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

34 GEORGE ST // HACKENSACK, NJ 07606

FLOOR PLAN



SURVEY



CONTACT BROKERS:

Eric Lewin

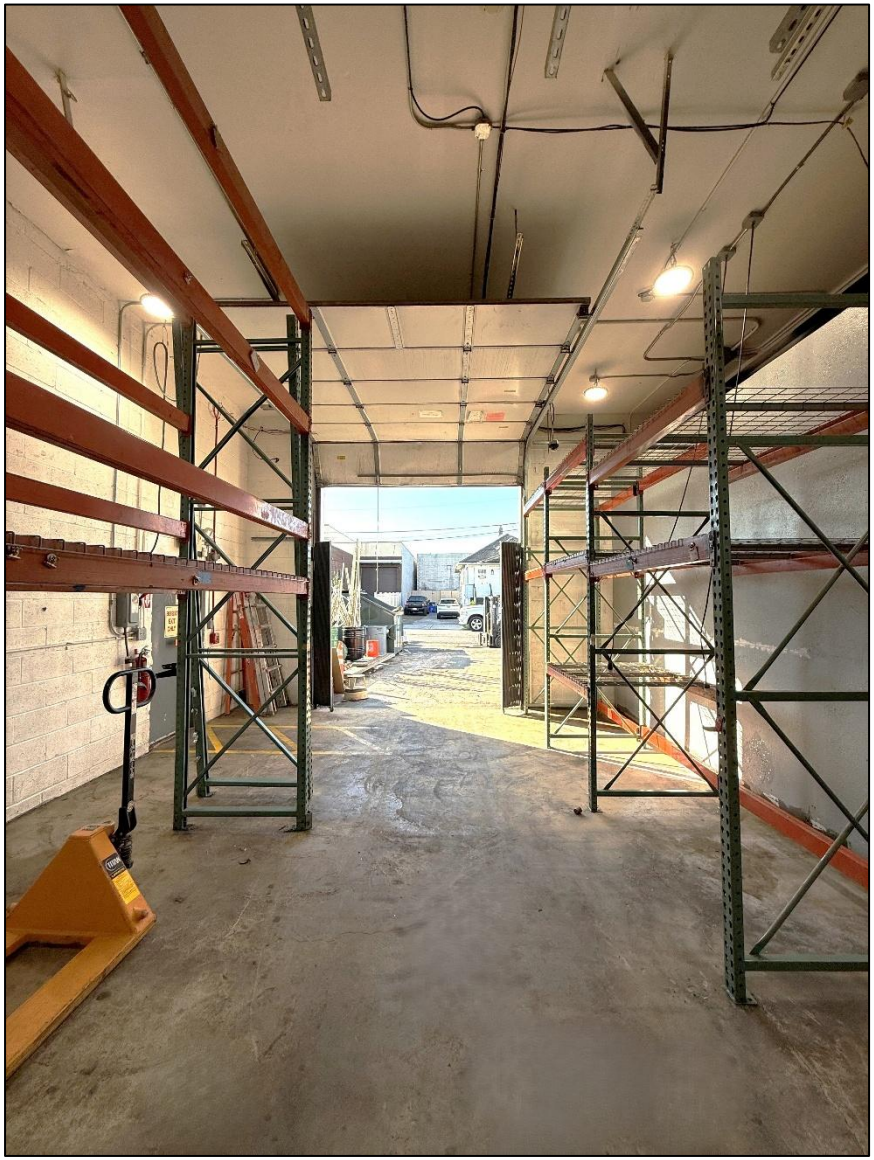
Office (201) 438-1177 x107
Mobile (201) 832-4569
elewin@teamresourcesinc.com

Matt Favieri

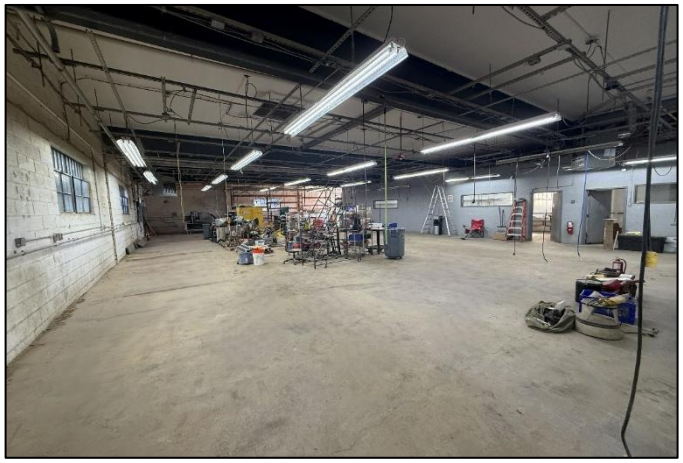
Office (201) 438-1177 x131
Mobile (201) 956-2889
mfavieri@teamresourcesinc.com

TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.









CONTACT EXCLUSIVE ROKER:

Eric Lewin
Office (201) 438-1177 x107
Mobile (201) 832-4569
elewin@teamresourcesinc.com

Matt Favieri
Office (201) 438-1177 x131
Mobile (201) 956-2889
mfavieri@teamresourcesinc.com

All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.