FOR LEASE: 9,411 +/- SQ. FT. INDUSTRIAL UNIT



60 SADDLE RIVER AVE (UNIT G)

SOUTH HACKENSACK, NJ 07606

Contact **Exclusive** Broker

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TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

60 SADDLE RIVER AVE // *SOUTH HACKENSACK, NJ 07606*

Team Resources is pleased to present **Unit G at 60 Saddle River Avenue in South Hackensack, New Jersey**, offering approximately **9,411 SF** of functional industrial/warehouse space in one of Bergen County's most established and highly accessible industrial markets.

Located in the heart of the **Meadowlands industrial market**, 60 Saddle River Avenue provides convenient access throughout Northern New Jersey and the greater New York metropolitan area. The South Hackensack location offers excellent connectivity to the region's major transportation arteries and provides an advantageous base for companies serving **Bergen County, New York City and the surrounding NJ/NY marketplace**.



Property Description

Available Space:	9,411 ± sq. ft.
Office Space:	800 ± sq. ft.
Ceiling Height:	13' clear
Loading Doors:	1 loading dock & 1 drive-in door
Sprinklers:	wet
Lease Rate:	$16.00 psf NNN
Taxes/Cam:	$2.38 psf/2.51 psf
Occupancy:	April 1, 2027

Strategic Location

± 2 Miles to I-80 • ± 8 Miles to NJ Turnpike/I-95 • ± 7 Miles to GWB • ± 11 Miles to Lincoln Tunnel • ± 17 Miles to Ports Newark/Elizabeth

Property Overview

Unit G features **13' ceiling height**, **one (1) tailboard loading door**, **one (1) drive-in door**, and approximately **800 SF of office space**, providing an efficient combination of warehouse, loading and administrative areas. The property's configuration makes it well suited for a variety of warehouse, distribution, service and light industrial users.

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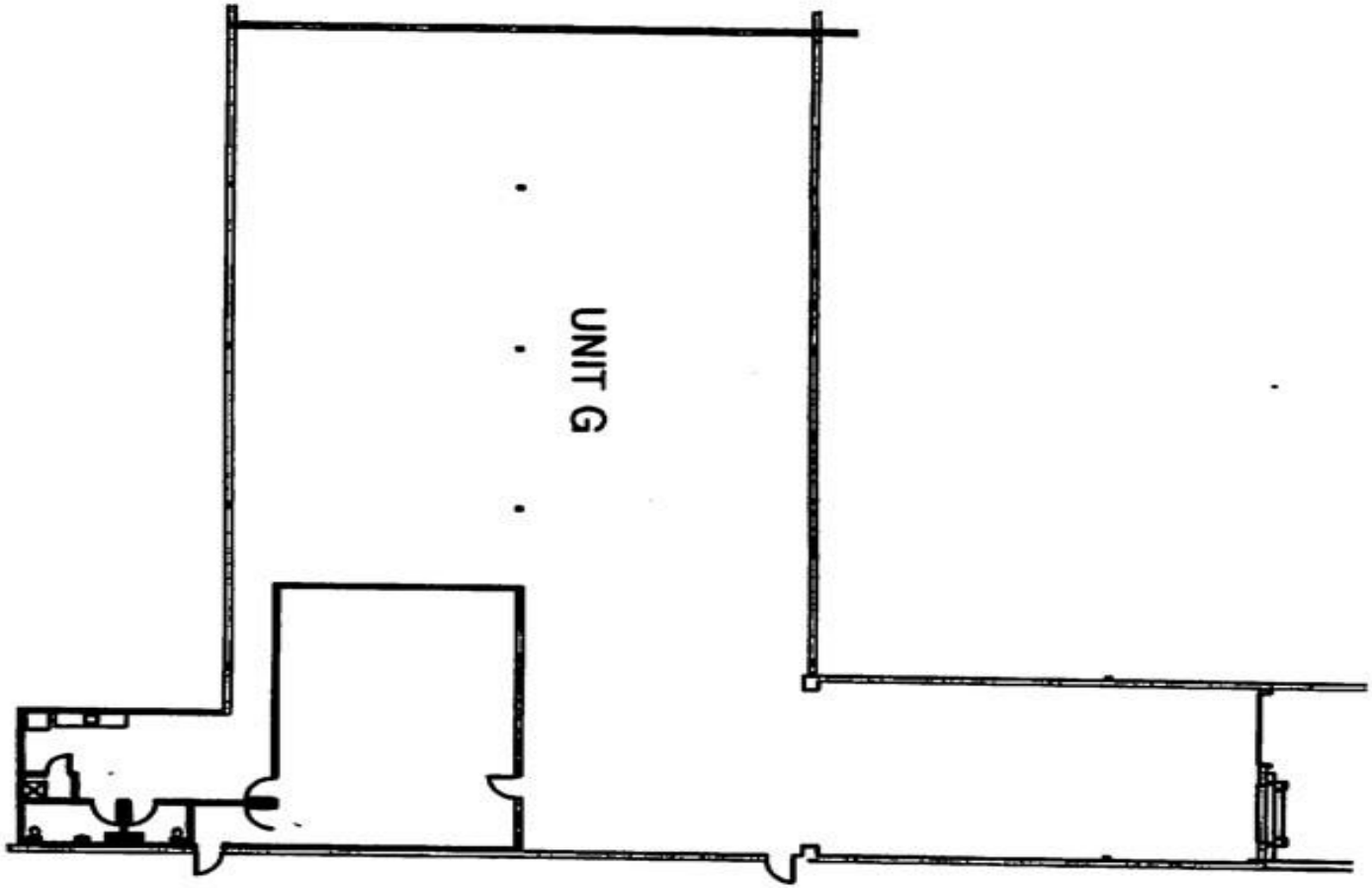
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FLOOR PLAN



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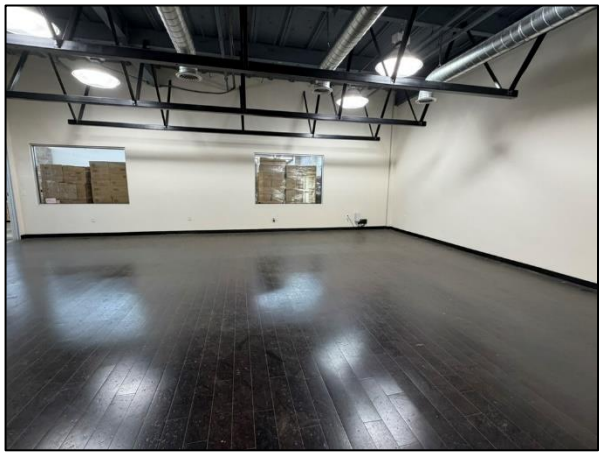
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PROPERTY PHOTOS









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