

FOR LEASE

# 210 S. VAN BRUNT ST. ENGLEWOOD, NJ

15,900 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

**CONTACT EXCLUSIVE BROKER**

**ERIC LEWIN**

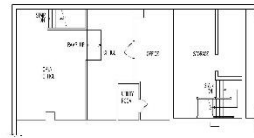
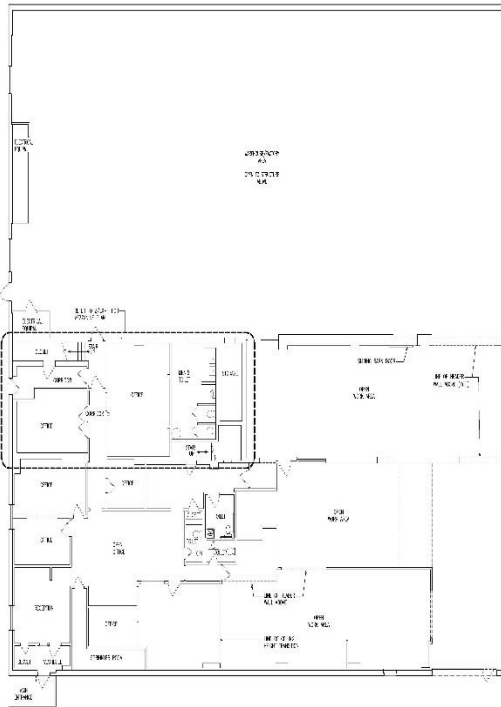
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**210 S. VAN BRUNT ST** // ENGLEWOOD, NJ

**Team Resources**, as exclusive agent, is pleased to present this 15,900 +/- sf industrial property for lease, with sale possible. Zoned RIM (Research, Industrial & Medical).

**Property Description**

<b>Building:</b>	15,900 +/- sq. ft.
<b>Acreeage:</b>	0.44 acres
<b>Office Space:</b>	2,385 +/- sq. ft.
<b>Ceiling Height:</b>	13' clear
<b>Power:</b>	120/208v 800 amp 3 phase 277/480v 400 amp 3 phase
<b>Loading:</b>	1 (12' x 12') Drive-in Door
<b>Parking:</b>	12 car off-street parking
<b>Asking Rental:</b>	\$15.95 NNN (Will consider sale)
<b>Taxes / CAM:</b>	Approx. \$2.04 / \$1.00 per sq. ft.
<b>Occupancy:</b>	Immediate

**Overview:** This property is equipped with air-conditioning, is fully sprinklered and zoned in the Research, Industry & Medical sector. Ideal for warehouse, distribution and flex uses. Convenient and quick access to Routes 4, I-95 and I-80. Just moments away from the GW Bridge. Owner will consider sale.

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