

**FOR LEASE: 16,900 +/- SQ. FT. INDUSTRIAL PROPERTY**



# **100 STONEHURST CT (UNIT 1)**

**NORTHVALE, NJ 07647**

Contact **Exclusive Brokers**

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**Team Resources** is pleased to present prime opportunity to lease a well-maintained 16,900± sf industrial/flex unit located in the desirable Northvale Industrial Park, just minutes from the New York border. This space offers an ideal combination of warehouse and office area. Sprinklered and fully air-conditioned office space. Zoned: Light Industrial. **Ideal For:** Warehousing, distribution, e-commerce fulfillment, light assembly, or trade-related businesses seeking a high-quality Northern Bergen County location.



## Property Description

<b>Available Space:</b>	16,900 ± sq. ft.
<b>Building Size:</b>	30,750 ± sq. ft.
<b>Acreage:</b>	1.5 ± acres
<b>Office Space:</b>	1,000 ± sq. ft.
<b>Ceiling Height:</b>	16' ceilings
<b>Loading Doors:</b>	2 tailboards & 2 drive-in doors
<b>Parking:</b>	12 car parking
<b>Sprinklers:</b>	wet
<b>Power:</b>	400 amps/208 volts
<b>Lease Rate:</b>	\$14.50 NNN psf
<b>Tax/Cam:</b>	\$2.43/\$1.07 (\$3.50 psf Total)
<b>Occupancy:</b>	January 1, 2026

## Location Advantages:

Situated in a clean, professionally managed industrial park with easy access to Palisades Interstate Parkway, Route 303, and the New York State Thruway, providing excellent regional connectivity to Manhattan, Westchester, and Northern New Jersey.

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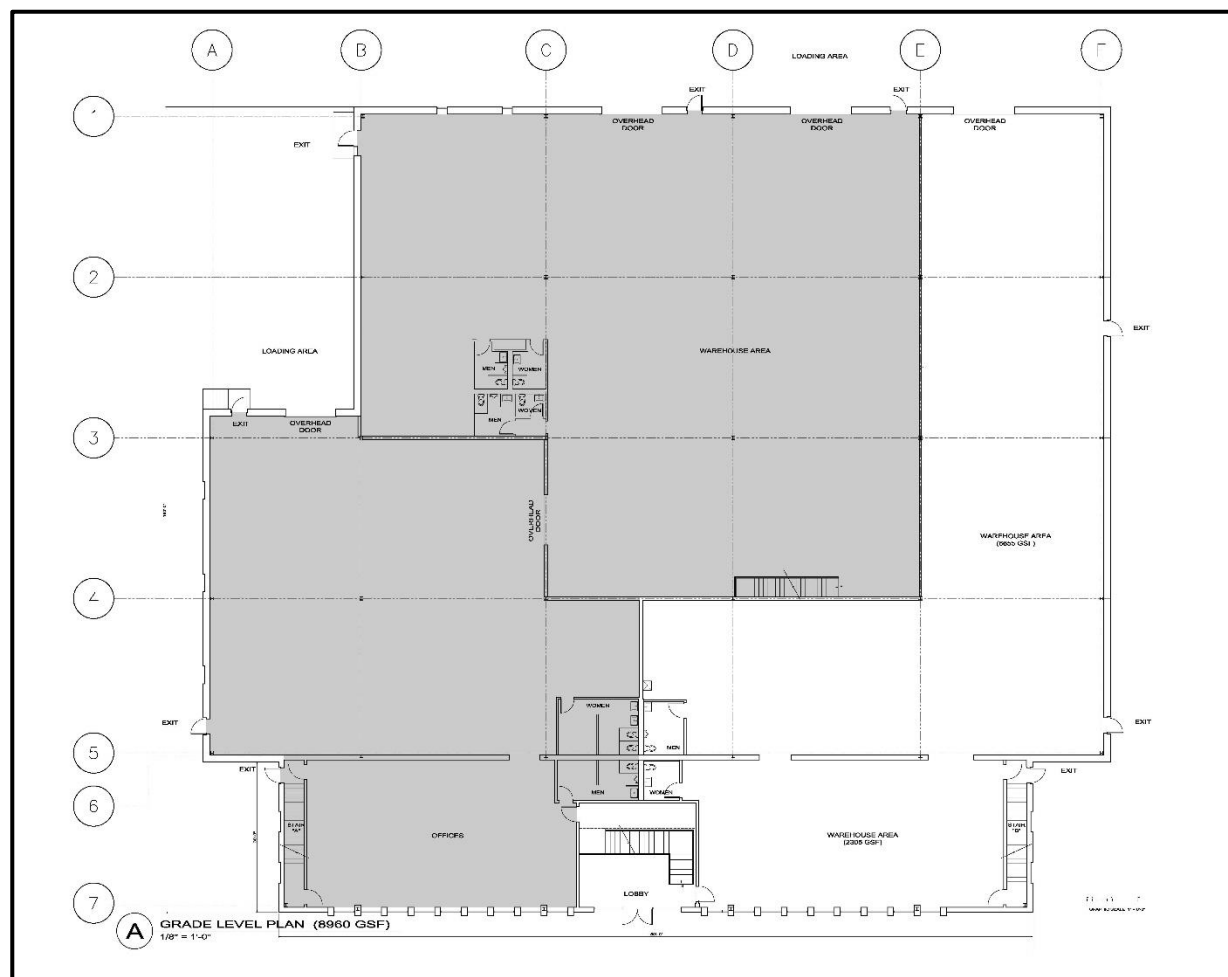
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