

FOR LEASE

686 GRAND AVENUE RIDGEFIELD, NJ

27,500+/- SQ. FT. WAREHOUSE

CONTACT EXCLUSIVE BROKER

Eric Lewin

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Joseph Manganaro

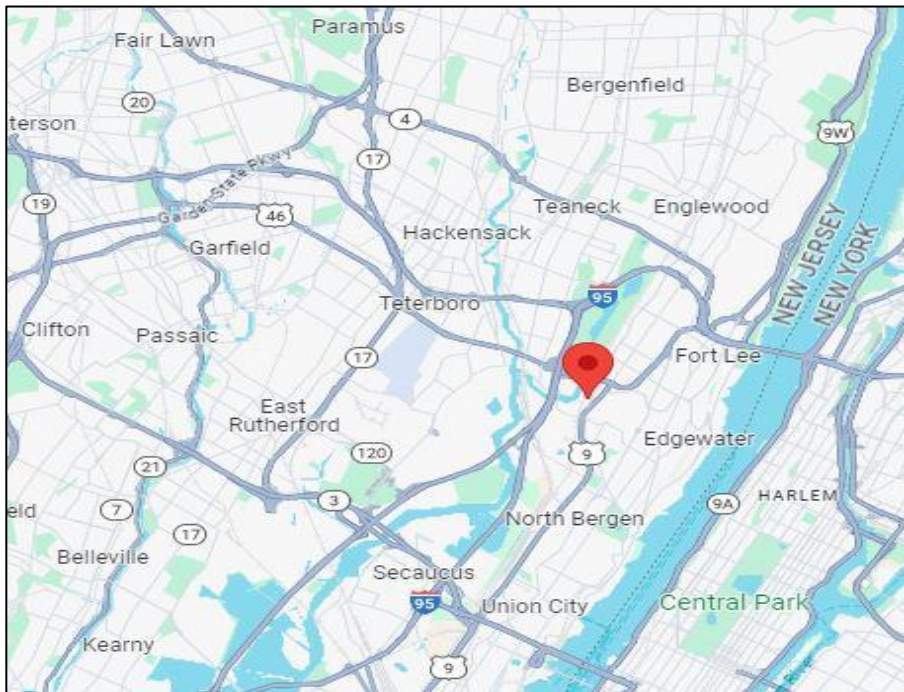
Mobile (201) 637 - 6765

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Team Resources, as exclusive agent, is pleased to present this property of 27,500 +/- Sq. Ft. for Lease. Zoned Industrial Space.



PROXIMITY TO KEY LOCATIONS

Port Newark 19.3 +/- miles NJ Turnpike 5.1 +/- miles
 Lincoln Tunnel 7.3 +/- miles GW Bridge 4.2 +/- miles
 Holland Tunnel 9.2 +/- miles

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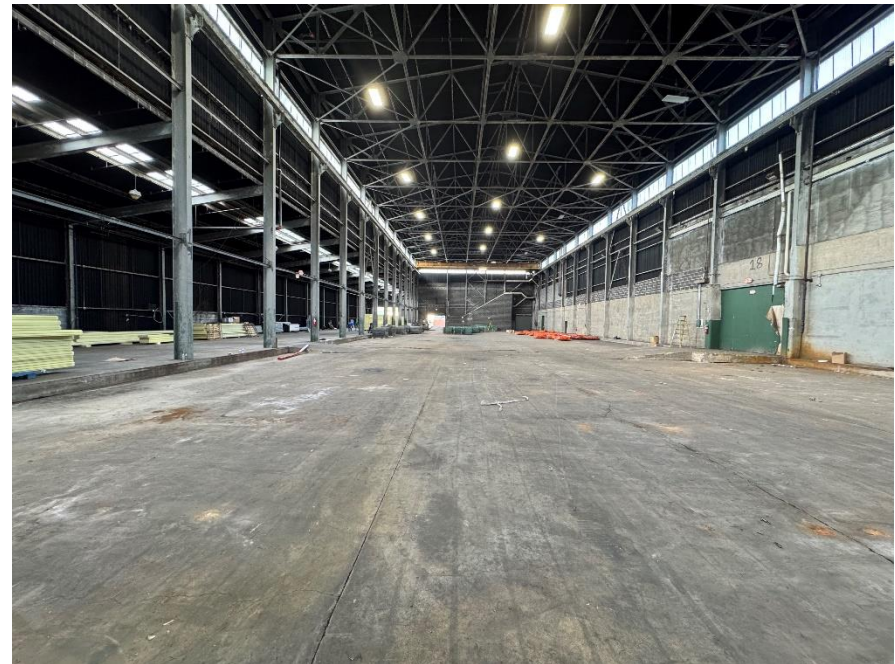
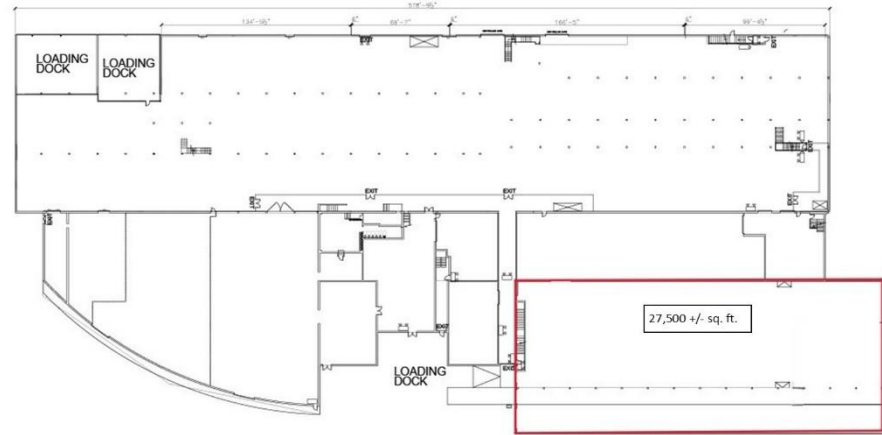
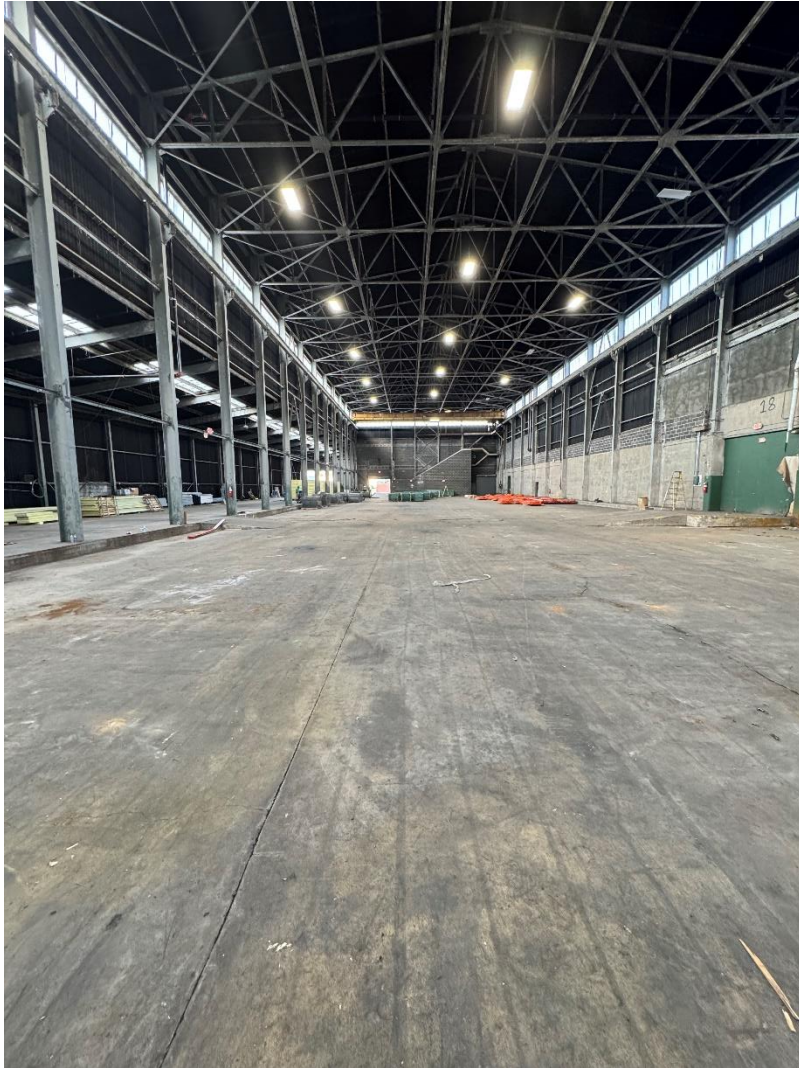


Property Description

Available Space:	27,500 +/- sq. ft.
Building:	236,000 +/- sq. ft.
Office Space:	To suit
Ceiling Height:	44' clear
Loading Doors:	3 tailboard doors
Zoning:	Industrial
Sprinklers:	dry
Power:	ample
Lease Price:	\$16.50 per sq. ft. Net
Taxes/CAM:	\$1.75 +/- psf / \$1.75 +/- psf
Occupancy:	Immediate

Notes: 300 x 77 clear span. Crane in building.

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