

FOR SUB-LEASE

85 5th Avenue  
Paterson NJ  
973.767.9527  
**UNIT #4**

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Reduced  
Lease  
Rate!

# 85 5<sup>th</sup> AVENUE UNIT 4

## PATERSON, NJ

50,000 ± SQ FT. (Divisible to 27,000 +/- sq. ft.) WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

**STACEY WELLINS**

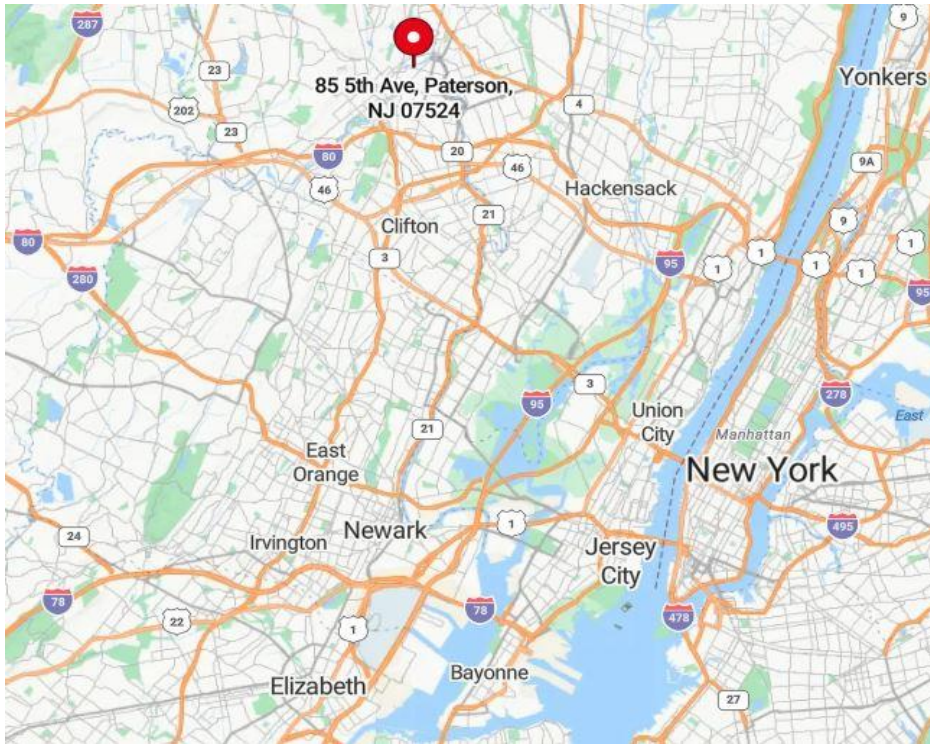
Mobile: (914) 907-4095

swellins@teamresourcesinc.com



**85 5th Avenue.** // PATERSON, NJ

**Team Resources**, as exclusive agent, is pleased to present this 50,000 +/- sf industrial property divisible to 27,000 +/- sq. ft. Ideal for distribution & manufacturing.

**PROXIMITY TO KEY LOCATIONS**

Port Newark	21 +/- miles	NJ Turnpike	18 +/- miles
Lincoln Tunnel	18 +/- miles	GW Bridge	13 +/- miles

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**Property Description**

<b>Building Size:</b>	227,400 +/- sq. ft.
<b>Available:</b>	50,000 +/- sq. ft. (Divisible to 27,000 +/- sq. ft.)
<b>Office Space:</b>	To suit
<b>Ceiling Height:</b>	16' clear
<b>Power:</b>	Ample
<b>Loading:</b>	3 tailboard doors/2 drive-in doors
<b>Parking:</b>	10 cars
<b>Asking Rental:</b>	<b>\$12.95 Gross</b>
<b>Sub-Lease Term:</b>	Through April 30, 2032
<b>Occupancy:</b>	Immediate



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