

# SPACE

AVAILABLE

# @501

## Broad Ave

RIDGEFIELD, NJ



## SPACE DESCRIPTIONS

Space Size:	(#A)11,500sf SUB LEASE (#B)2,500sf (#C)11,400sf
Level:	Lower(Ground)
Ceiling Height:	14' approx
Bathroom( M&W):	Each Space
Loading Docka:	#A 1 #B 2 Share #C 1
Drive In:	No
HVAC	Yes
Sprinklers:	Yes
Parking:	Ample
Lighting:	New LED

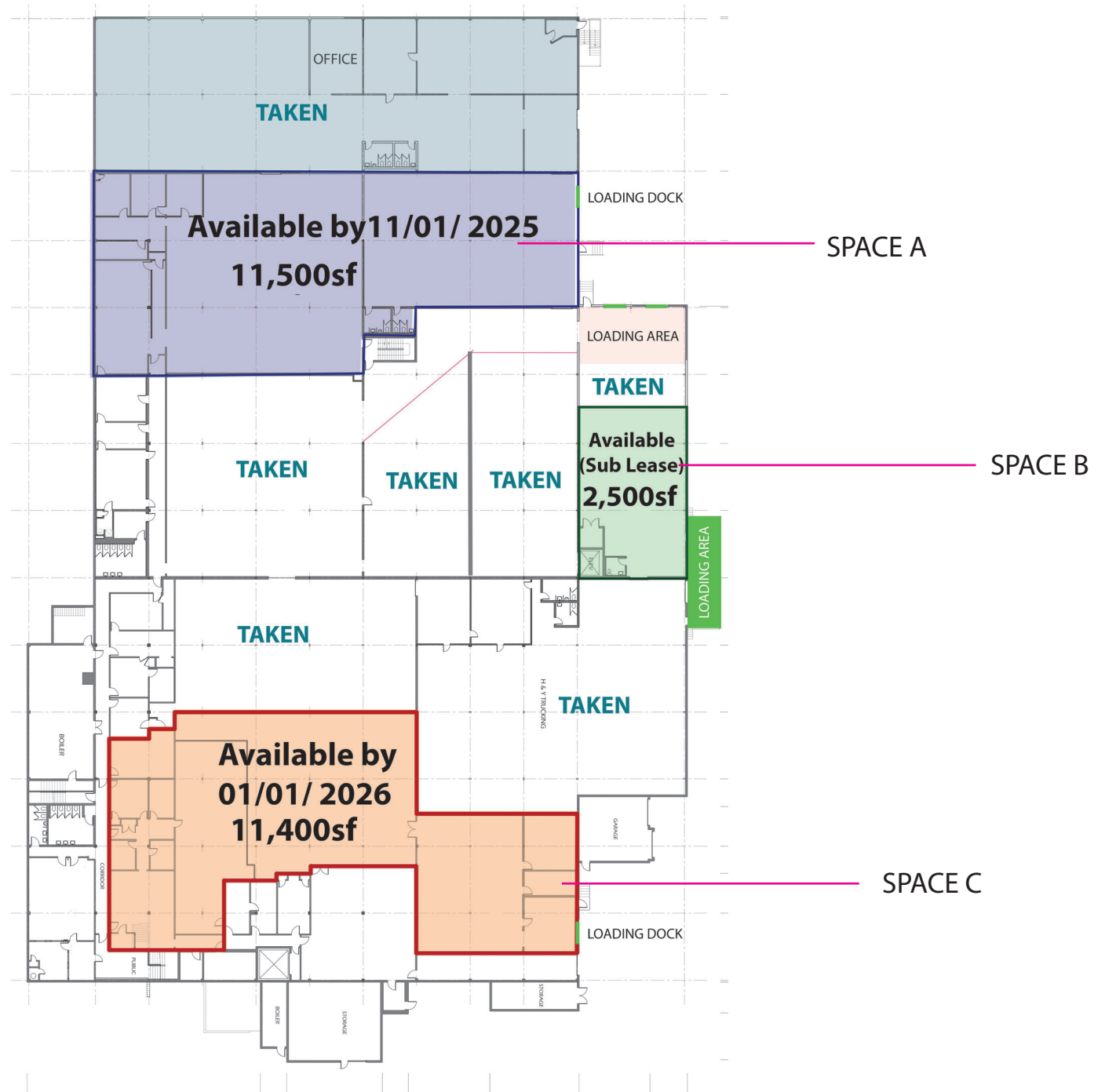
## RENT

Base Rent:	\$16.50 psf
Tax & Insurance:	\$2.70 psf/approx
Utility:	Pay by tenant
Snow Removal:	Seasonal
Escalation:	3% per year
Security Deposit:	3 months
Term:	Negotiable
Possession:	(#A) 11/01/2025 (#B) Immediately (#C) 01/01/2026

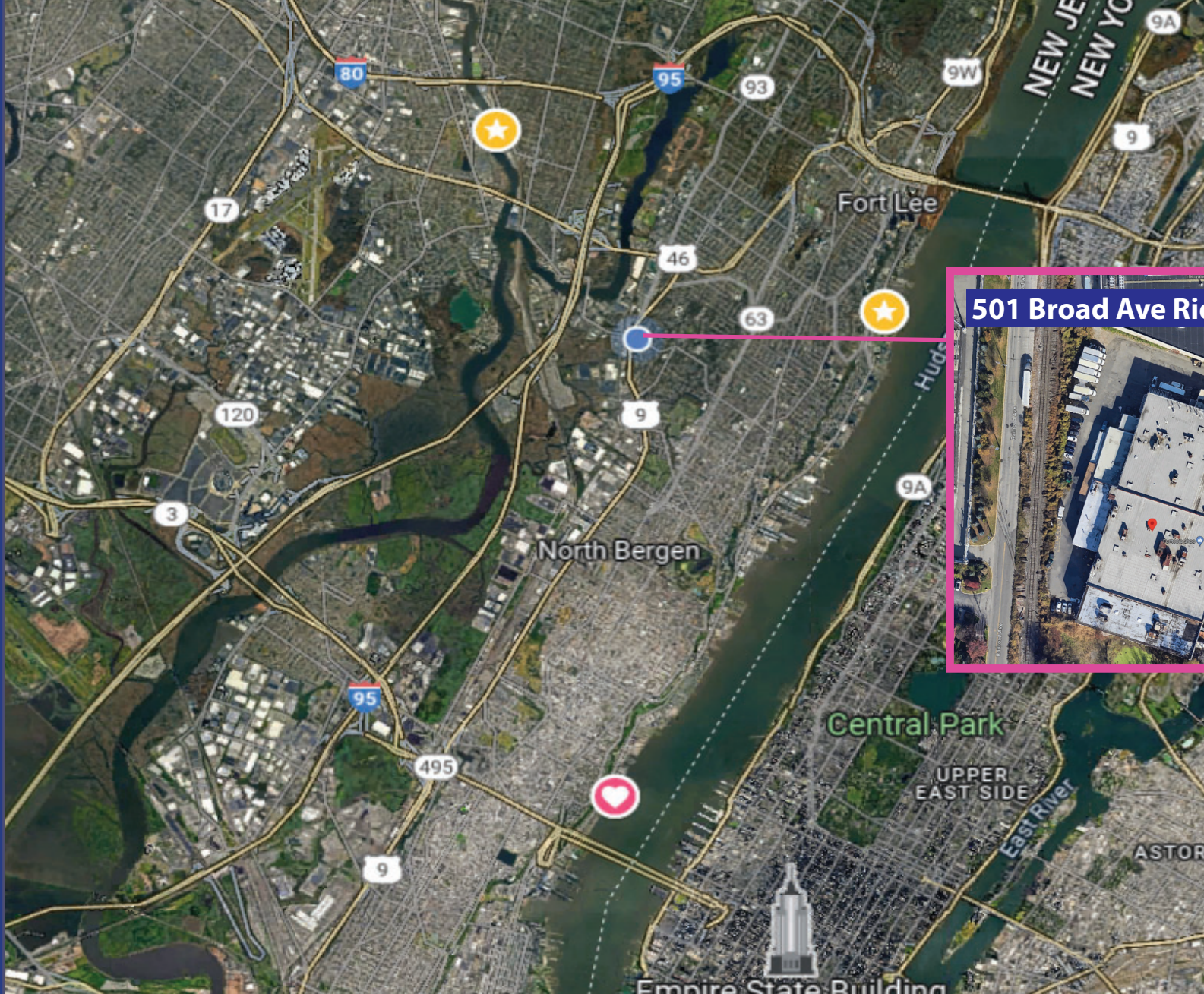


# 501 Broad Ave RIDGEFIELD, NJ

## FLOOR PLAN



# LOCATION MAP



501 Broad Ave Ridgefield NJ, 07657

Contact



Dennis Shim  
(917)662.8498/ [crbyds@gmail.com](mailto:crbyds@gmail.com)

Head Office: 1239 Broadway New York, NY 10001