

**71,000 ± SQ. FT. WAREHOUSE/DISTRIBUTION FACILITY (UNIT H)**



# 95 MAYHILL STREET

## SADDLE BROOK, NJ

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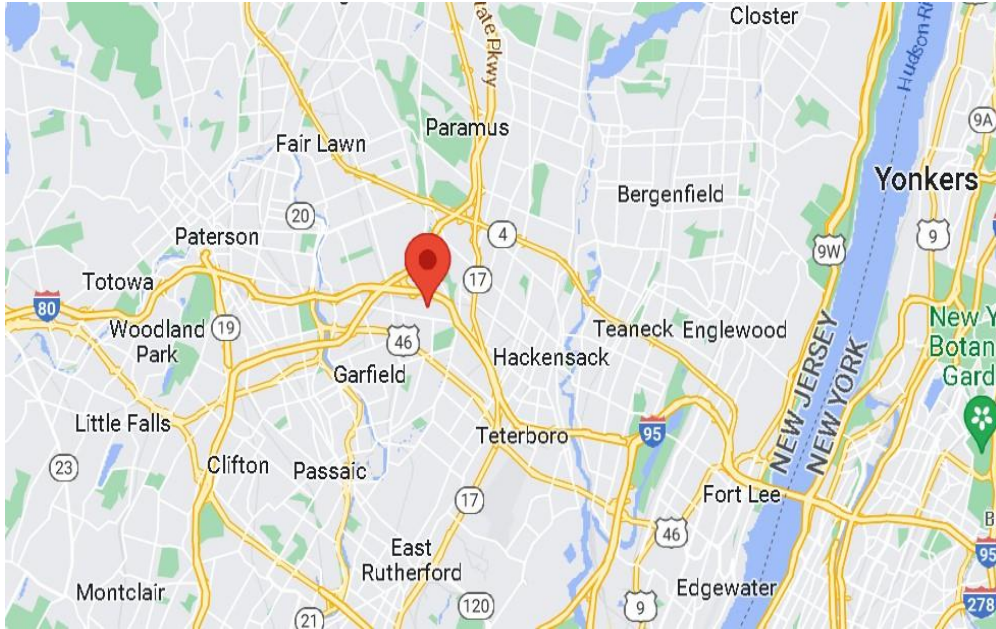
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**Team Resources**, as exclusive agent, is pleased to present this 71,000 sf warehouse and distribution facility. This 71,000 sf warehouse / distribution unit is minutes to major highways. Located in the heart of Bergen County with convenient access to I-80, I-95 as well as Rt. 21.

**PROXIMITY TO KEY LOCATIONS**

Ports	28 +/- miles	NJ Turnpike	7.3 +/- miles
Lincoln Tunnel	14.3 +/- miles	G W Bridge	9.5 +/- miles
GS Parkway	1.1 +/- miles	Route 80	0.9 +/- miles

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**Property Description**

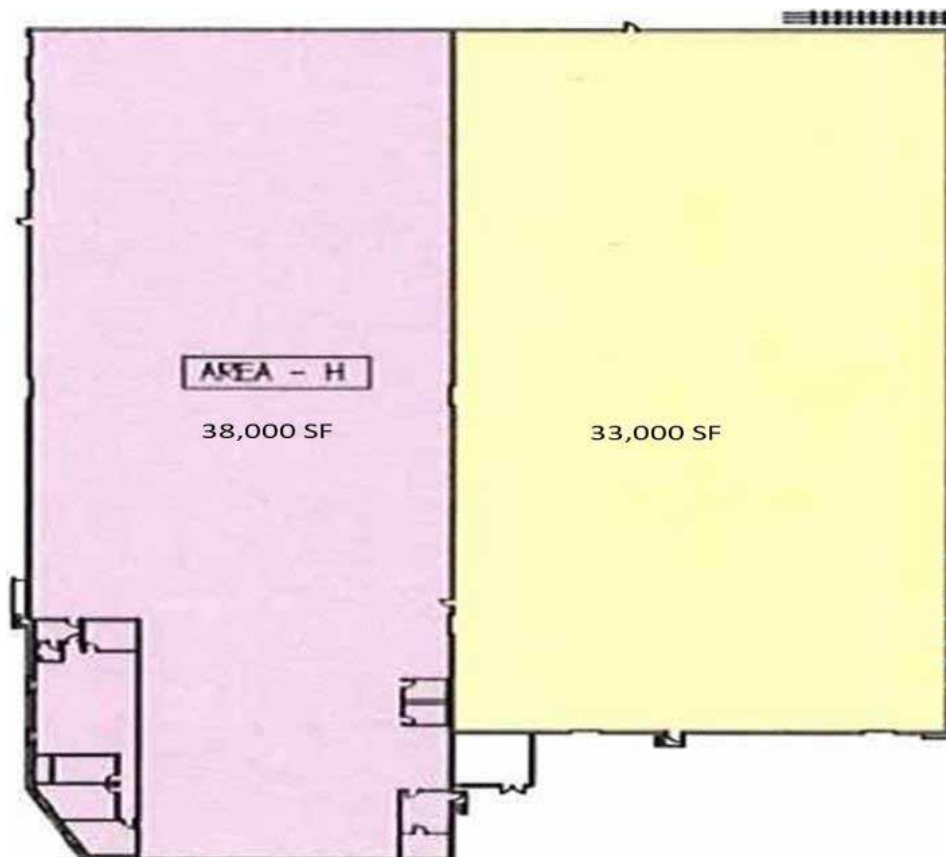
<b>Building Size:</b>	430,000 +/- sq. ft.
<b>Available:</b>	71,000 +/- sq. ft.
<b>Office Space:</b>	2,500 +/- sq. ft.
<b>Ceiling Height:</b>	22' – 30'
<b>Loading:</b>	6 Tailboard Doors / 1 Drive-In
<b>Rail Doors:</b>	2 – Serviced by NY Susquehanna & Western Railroad
<b>Column Span:</b>	34.5' x 40'
<b>Asking Rental:</b>	Upon Request
<b>Taxes / CAM:</b>	Approx. \$2.53 / \$1.19 per sq. ft. (based on 2022/2023 actual)
<b>Occupancy:</b>	Immediate

**Overview:** 95 Mayhill Street in Saddle Brook is situated in the heart of Bergen County. The space boasts impressive features such as 22' – 30' ceilings, 6 loading docks equipped with dock levelers, a drive-in. The property includes office space, and a property manager is on-site for efficient management. The recent updates to the property include the installation of new LED lights, white box walls, and fresh paint and carpet, enhancing the overall appeal and functionality of the space.



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All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.