

FOR LEASE

525 MAIN STREET UNIT 2

BELLEVILLE, NJ

45,500 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

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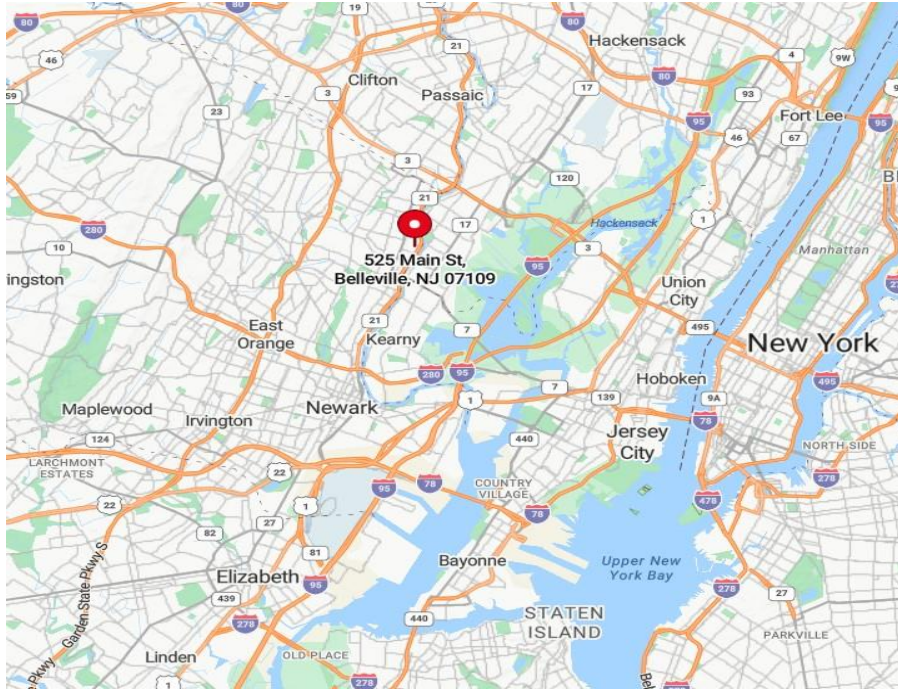
MATT FAVIERI

Mobile: (201) 956-2889
mfavieri@teamresourcesinc.com



525 Main St. Unit 2 // BELLEVILLE, NJ

Team Resources, as exclusive agent, is pleased to present this 45,500 +/- sf industrial unit available for lease. Ideal for warehouse/distribution & manufacturing & conveniently located near major highways (immediate access to Rt. 21 and 3.7 miles to Rt. 3).



PROXIMITY TO KEY LOCATIONS

Port Newark 10 +/- miles NJ Turnpike 7 +/- miles
 Lincoln Tunnel 11 +/- miles GW Bridge 17 +/- miles

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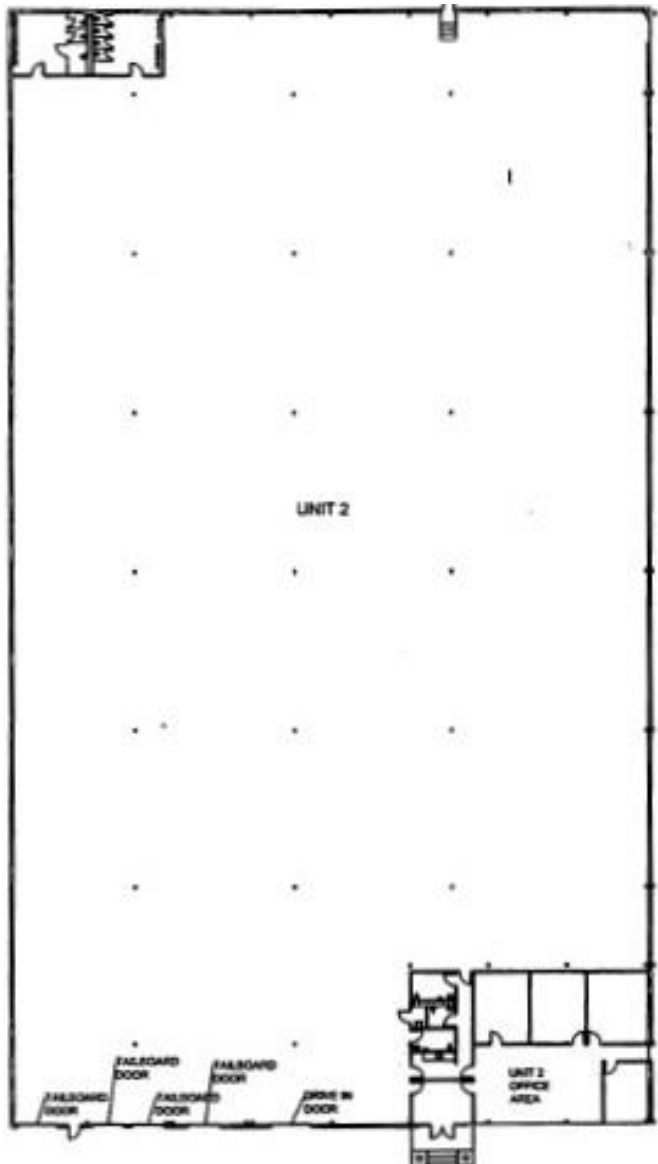
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Property Description	
Building Size:	200,000 +/- sq. ft.
Available:	45,500 +/- sq. ft.
Office Space:	2,400 +/- sq. ft.
Ceiling Height:	14' clear
Power:	400 amps
Loading:	4 loading docks (3 mechanical pit levelers and 1 with EOD loading) and 1 (12'x12') ramped drive-in.
Parking:	Ample
Column Span:	40' x 40'
Sprinkler:	Wet - .5 GPM/2,000 SF density
Asking Rental:	\$12.75 psf
Taxes / Opex:	\$1.51 psf (taxes) \$1.85 psf (opex)
Occupancy:	December 1, 2024

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.



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