

REDUCED  
PRICE

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

FULL COMMISSION PAID TO PROCURING BROKER



# 95 MAYHILL STREET UNIT H

SADDLE BROOK, NJ

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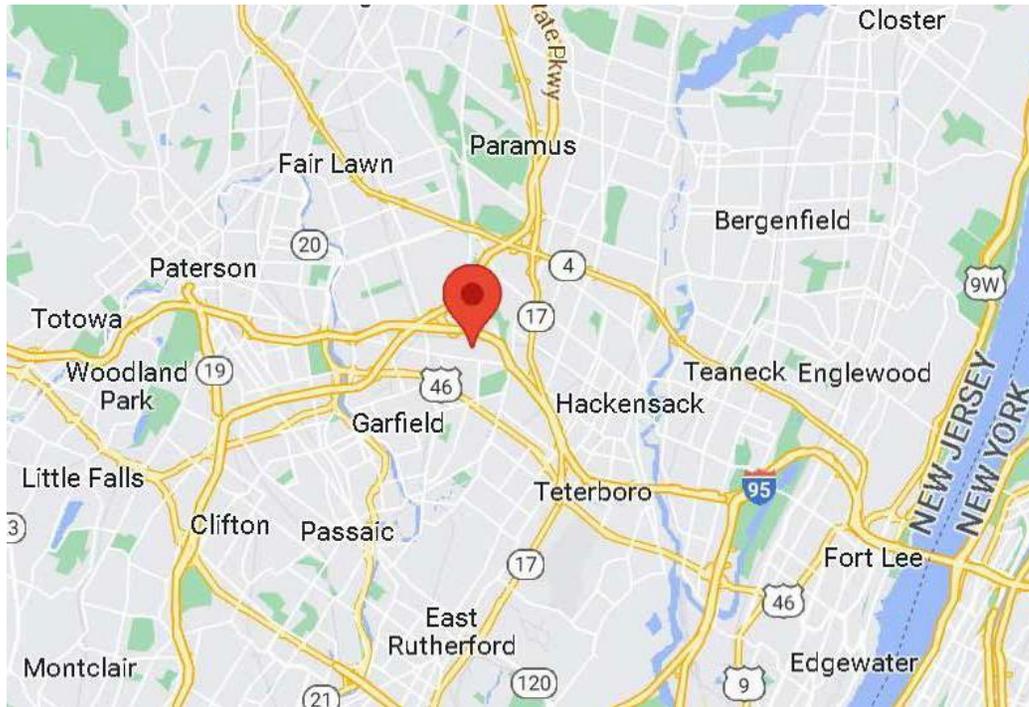
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# 95 MAYHILL STREET

SADDLE BROOK, NJ

Team Resources, as exclusive agent, is pleased to present this 71,000 SF warehouse and distribution facility. The property 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.



## PROPERTY DESCRIPTION

<b>Available:</b>	71,000 ±sq. ft.
<b>Building Size:</b>	420,000 ±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>	Serviced by NY Susquehanna & Western Railroad
<b>Column Span:</b>	34.5' x 40'
<b>Asking Rental:</b>	Upon Request
<b>Taxes / CAM:</b>	\$2.75 psf / \$1.19 psf
<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.

## CONTACT EXCLUSIVE BROKERS:

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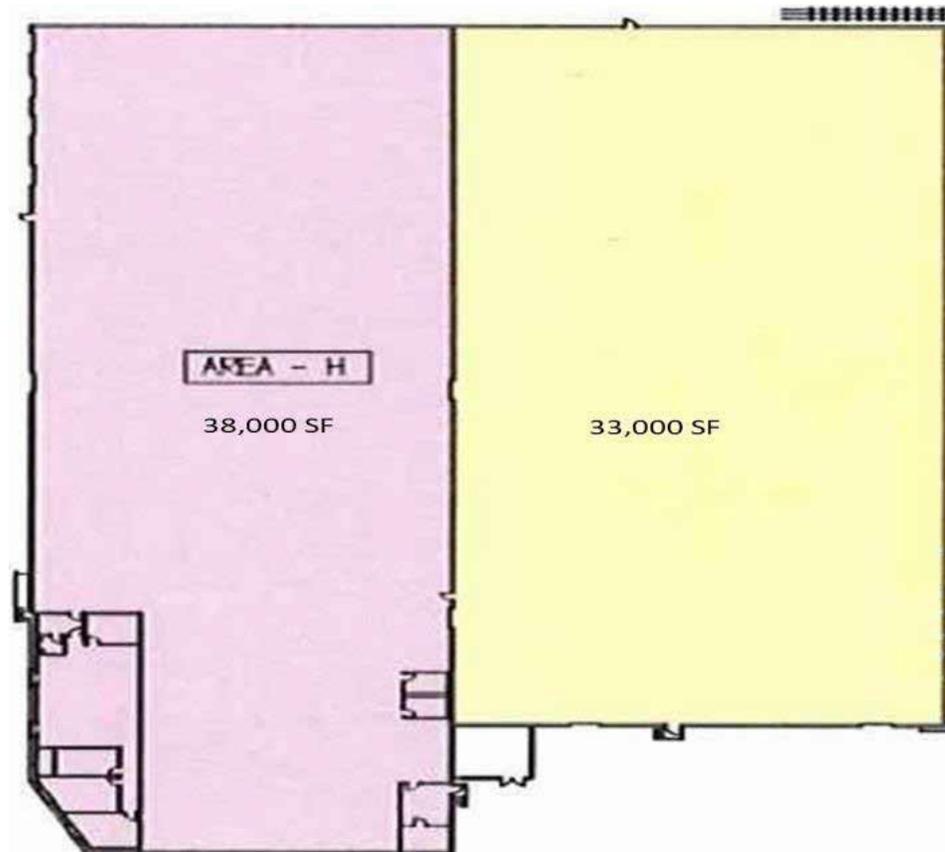
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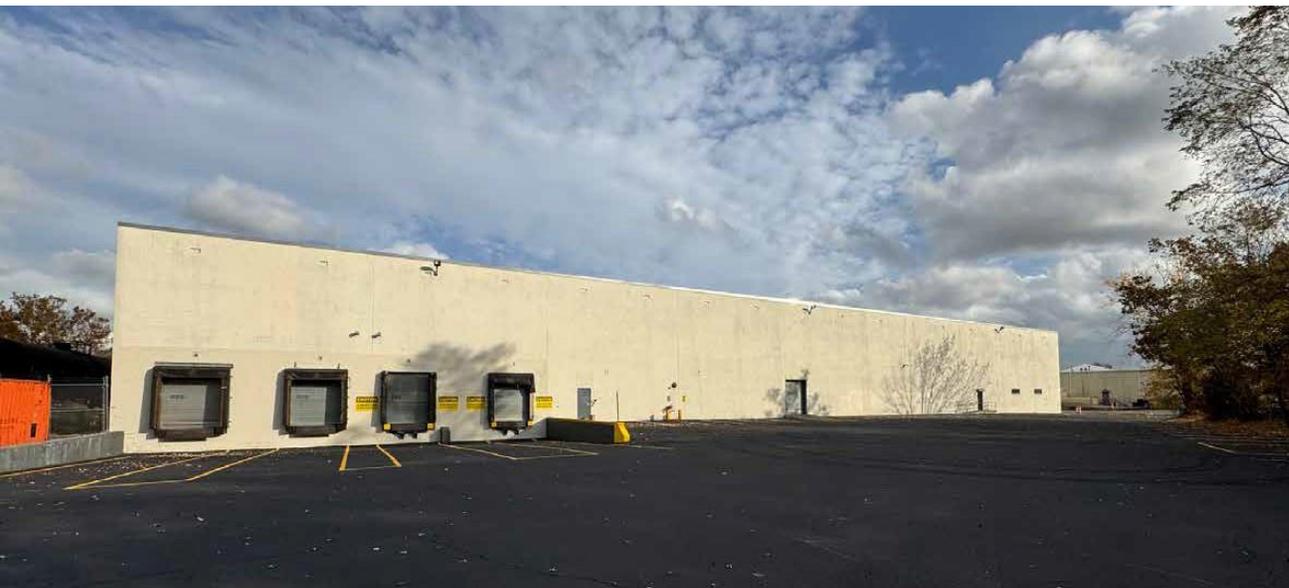
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**PROXIMITY TO KEY LOCATIONS**

<b>Ports</b>	28 ± miles	<b>NJ Turnpike</b>	7.3 ± miles
<b>Lincoln Tunnel</b>	14.3 ± miles	<b>G W Bridge</b>	9.5 ± miles
<b>GS Parkway</b>	11 ± miles	<b>Route 80</b>	0.9 ± miles