

SPACE

AVAILABLE

@ 501 Broad Ave

RIDGEFIELD, NJ

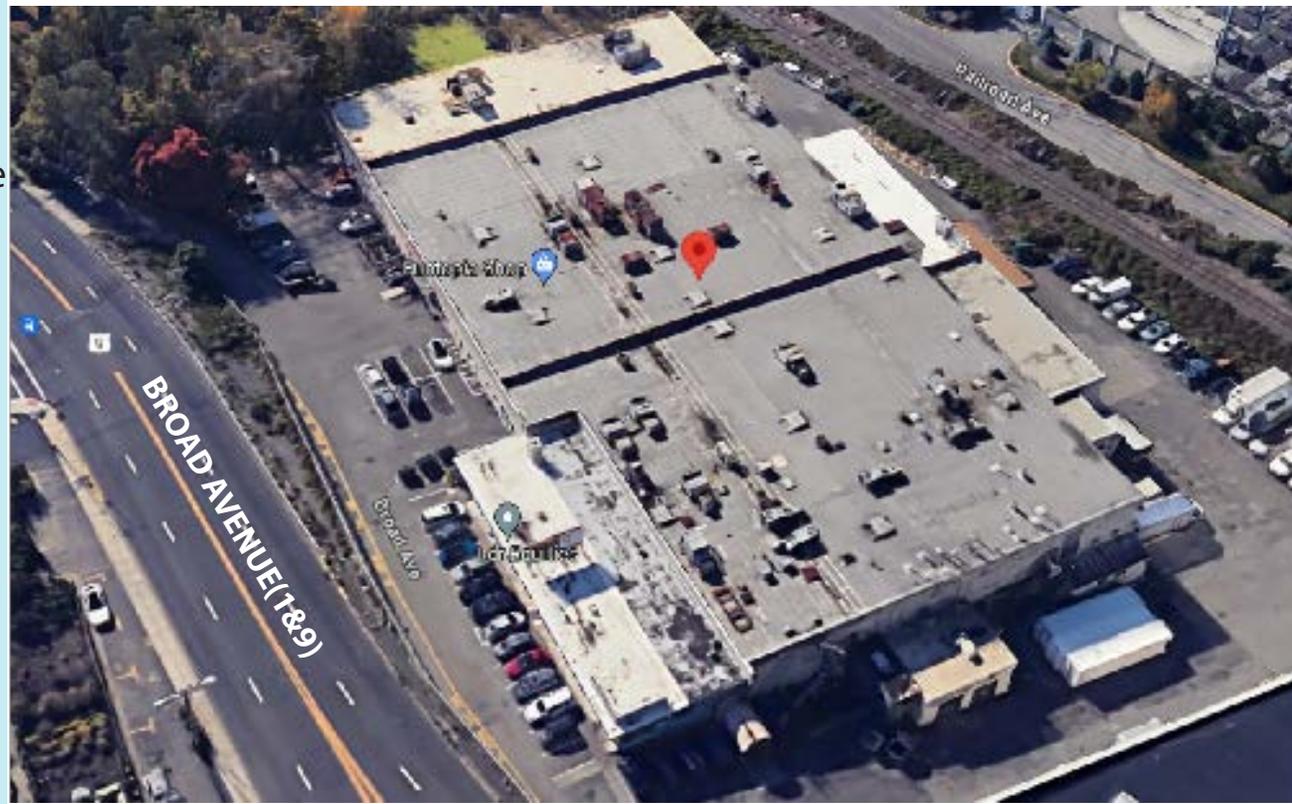


SPACE DESCRIPTIONS

Space Size:	(#A) 11,800sf/Warehouse (#B) 2,653sf/Warehouse (#C) 1,175sf/Office Sub-Lease (#D) 2,500sf/Warehouse
Level:	Lower (Ground Level)
Ceiling Height:	14' approx
Bathroom(M&W):	Each Space
Loading Dock:	#A 1 #B 1 #C N/A(Office) #D 1
Drive In:	No
HVAC	Yes
Sprinklers:	Yes
Parking:	Ample
Lighting:	New LED

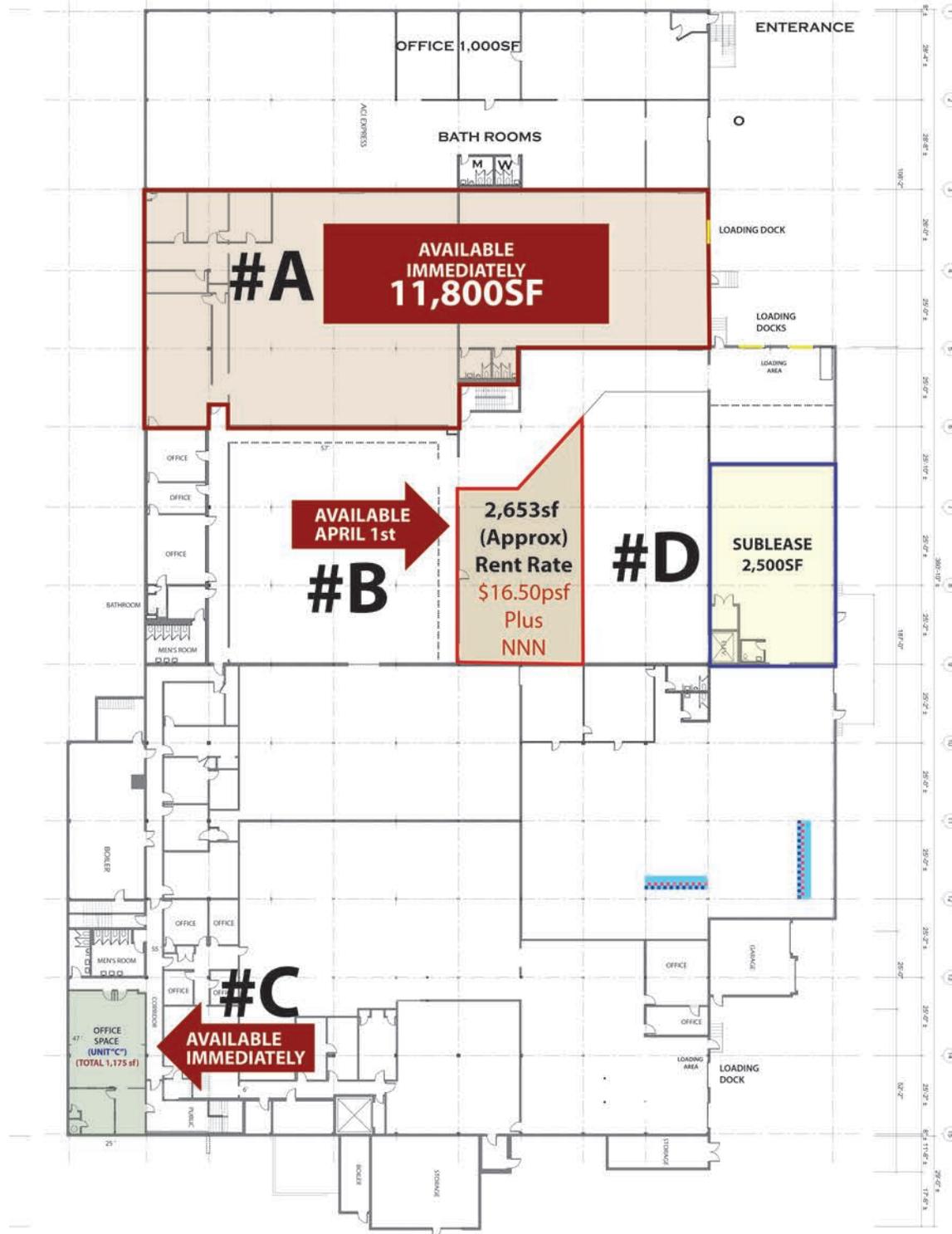
RENT

Base Rent:	\$16.50 psf (#A,B & D)
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) Immediately (#B) April 1st 2026 (#C) Immediately (#D) Immediately

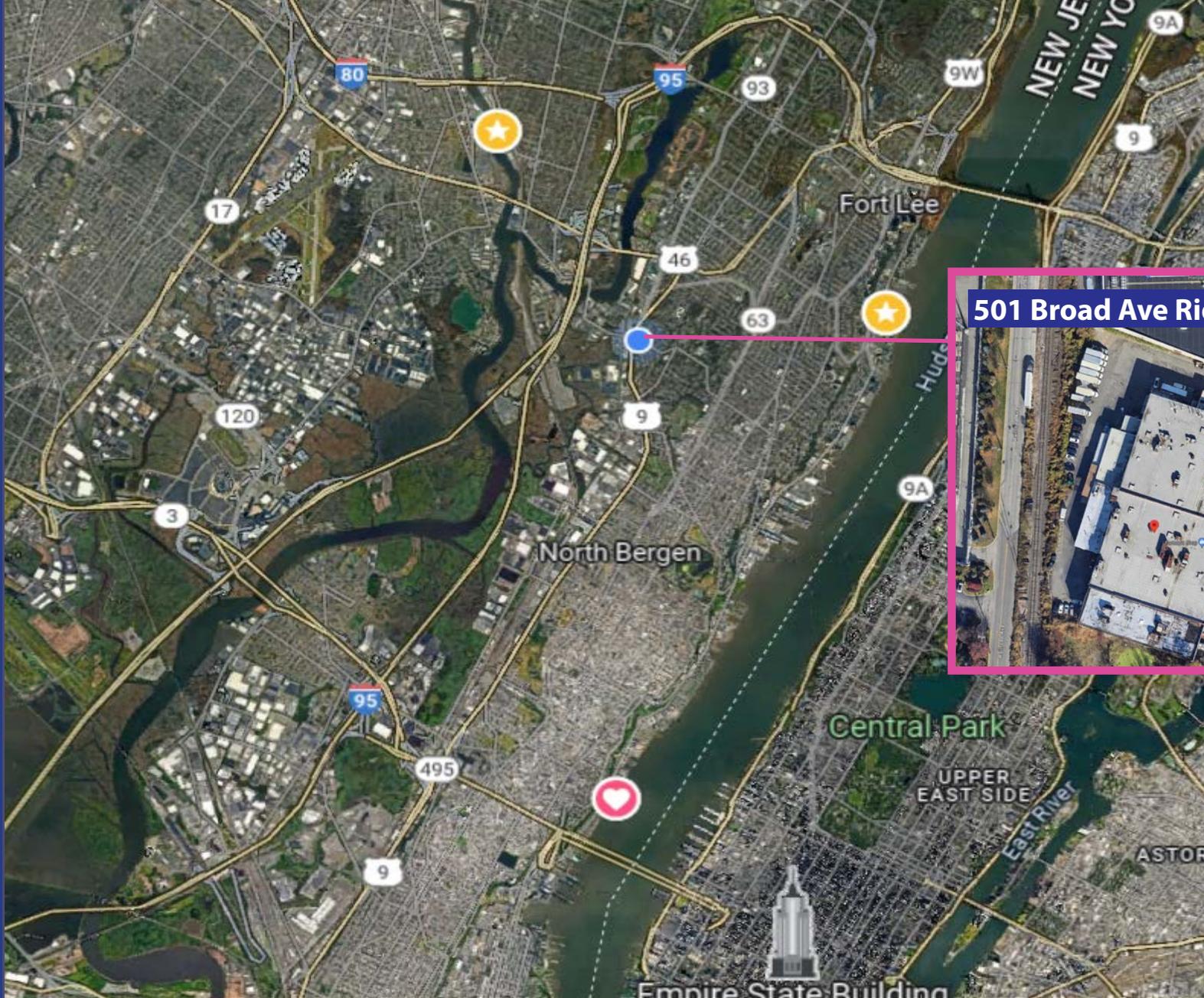


501
Broad Ave
RIDGEFIELD, NJ

FLOOR PLAN
Lower Level
(Ground Floor)



LOCATION MAP



501 Broad Ave Ridgely NJ, 07657

Contact



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