



TEAM RESOURCES

95 MAYHILL STREET, SADDLE BROOK, NJ

EXECUTIVE SUMMARY

Prime industrial opportunity. Modern 71,000 SF facility with exceptional highway access in Saddle Brook, NJ. Featuring two distinct warehouse sections (38,000 SF & 33,000 SF), high ceilings, and extensive loading capabilities. Ideal for distribution and manufacturing.



TOTAL BUILDING SIZE	438,000 SF	
AVAILABLE SPACE	71,000 SF	
AREA H	38,000 SF	
ADJACENT AREA	33,000 SF	
CEILING HEIGHT	22'-30'	
LOADING	6 Exterior Docks, 1 Drive-in Door	
POWER	Heavy Power, 3-Phase	
SPRINKLER SYSTEM	WET	
PARKING	Ample On-Site	
ZONING	Industrial (I-1)	
YEAR BUILT	1972 (Renovated 2023)	

SITE PLAN & LOCATION

