

FOR SUB-LEASE

# 1 Bell Drive RIDGEFIELD, NJ

91,809 +/- SQ FT. WAREHOUSE UNIT

**CONTACT EXCLUSIVE BROKER**

**Eric Lewin**

Mobile (201) 832 - 4569

[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)

**Matt Favieri**

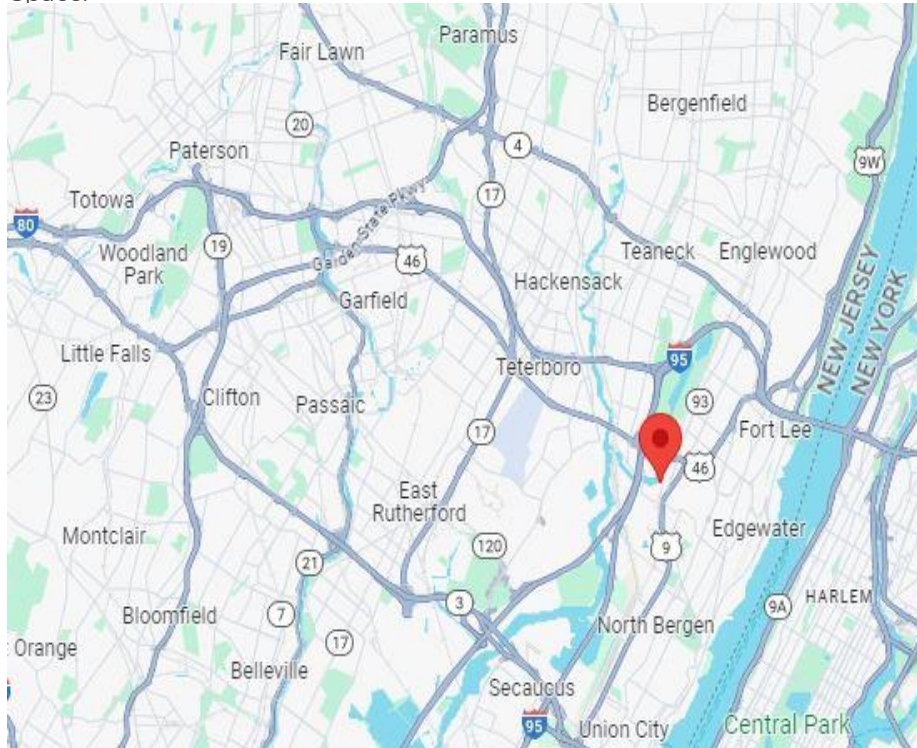
Mobile: (201) 956 - 2889

[mfavieri@teamresourcesinc.com](mailto:mfavieri@teamresourcesinc.com)



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**Team Resources**, as exclusive agent, is pleased to present this property of 91,809 +/- Sq. Ft. for sub-lease through September 31, 2031. Zoned Industrial Space.



## Property Description

<b>Available Space:</b>	91,809 +/- sq. ft.
<b>Building Size:</b>	121,650 +/- sq. ft.
<b>Acreage:</b>	11.63 acres
<b>Office Space:</b>	2,893 +/- sq. ft.
<b>Ceiling Height:</b>	20' clear
<b>Loading Doors:</b>	27 tailboard doors
<b>Parking:</b>	25 cars / 100 trailers
<b>Sprinklers:</b>	wet
<b>Power:</b>	ample
<b>Lease Price:</b>	\$18.00 per sq. ft. NNN
<b>Taxes:</b>	\$1.90
<b>Occupancy:</b>	60 days
<b>Sublease Term:</b>	Through 9/31/2031

## PROXIMITY TO KEY LOCATIONS

NJ Turnpike	6 +/- miles	Holland Tunnel	13 +/- miles
GW Bridge	6 +/- miles	Port Newark	15 +/- miles
Lincoln Tunnel	7 +/- miles		

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