

WAREHOUSE UNIT FOR LEASE

**700-800 1st ST.
HARRISON, NJ**

92,158 +/- SQ. FT. WAREHOUSE UNIT

CONTACT EXCLUSIVE BROKER

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David Cantor

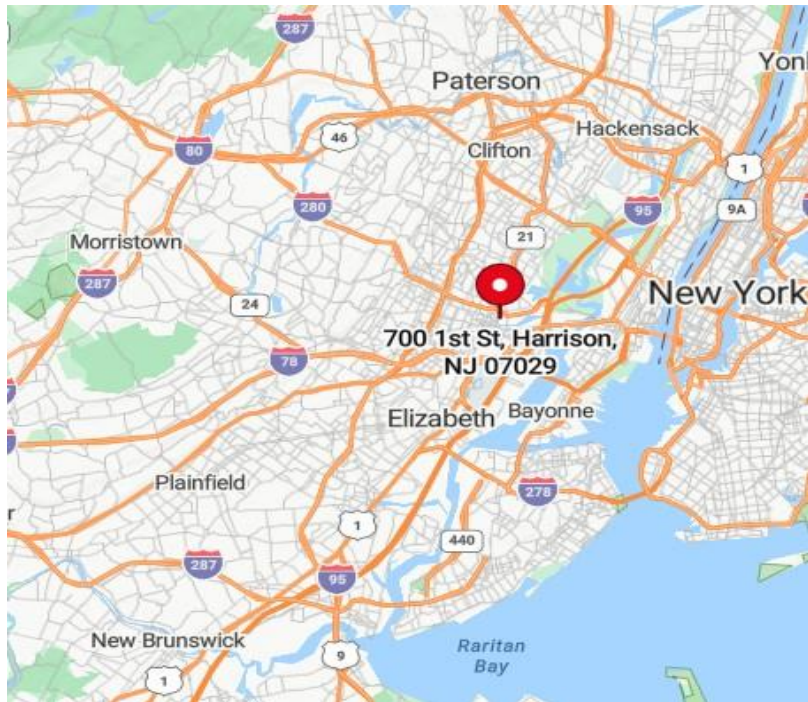
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Team Resources, as exclusive agent, is pleased to present this property of 92,158 +/- sq. ft. for lease. (May consider dividing.) Position your business in the heart of Hudson County's thriving industrial corridor. **Ideal Uses include:** Warehouse • Distribution • Light Manufacturing • Contractor Storage • E-commerce Fulfillment



PROXIMITY TO KEY LOCATIONS

Port Newark: 3 +/- miles NJ Turnpike: 11 +/- miles
 Lincoln Tunnel: 12 +/- miles GW Bridge: 17 +/- miles

Property Description

Available Space:	92,158 +/- sq. ft. (Possible Division)
Building Size:	250,000 +/- sq. ft.
Office Space:	4,000 +/- sq. ft.
Ceiling Height:	20' – 38'
Loading Doors:	4 loading docks & 5 drive-in doors
Sprinklers:	wet
Lease Price:	Upon request
Taxes/CAM:	\$1.70 psf taxes / \$0.50 psf CAM
Occupancy:	Immediate

LOCATION ADVANTAGES

- Immediate access to Route 280, Route 21, and the NJ TPKE
- Minutes to Newark, Jersey City, and Manhattan
- Close proximity to Port Newark/Elizabeth and Newark Liberty International Airport
- Walking distance to PATH train service at Harrison Station

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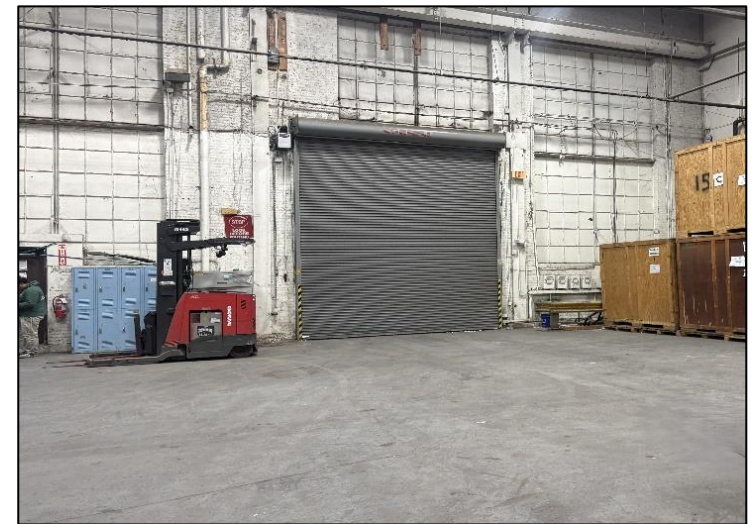
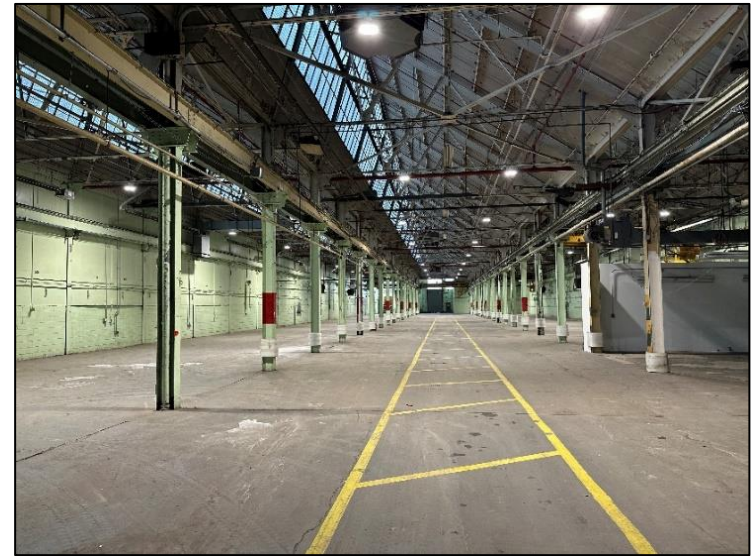
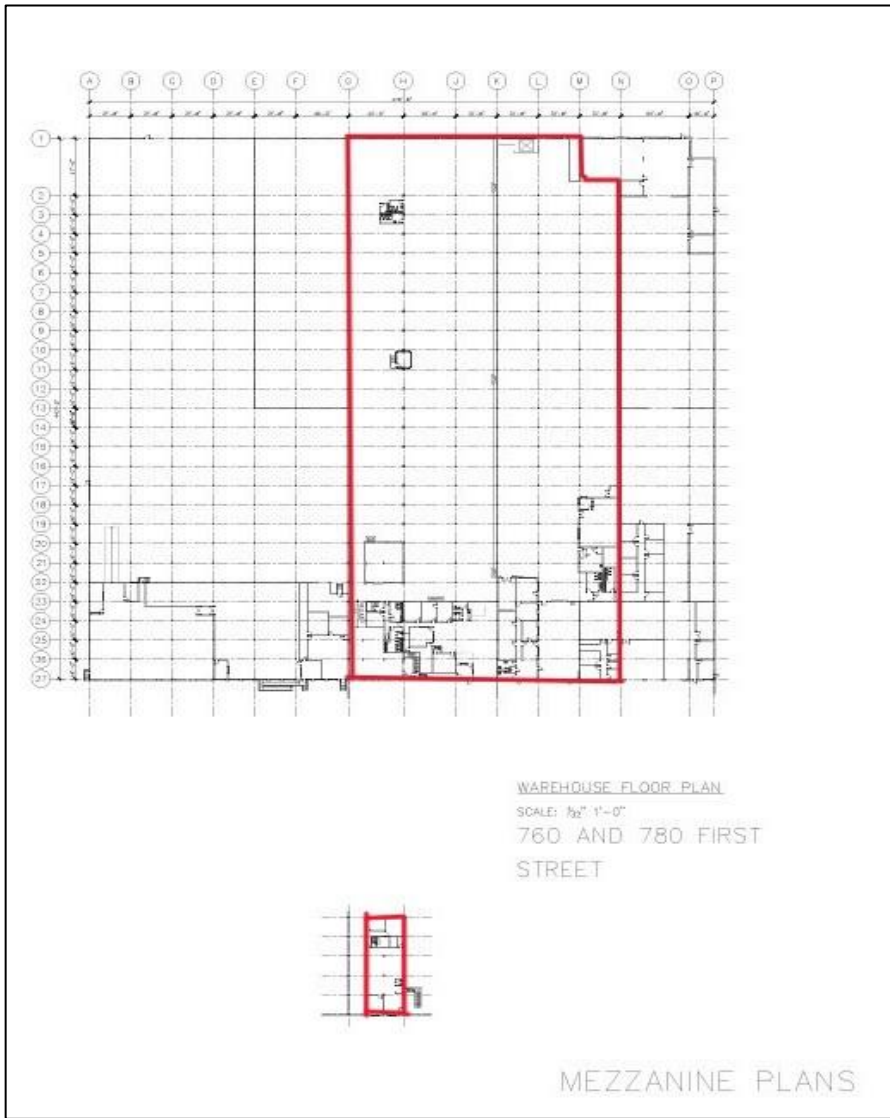
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PROPERTY PHOTOS

