



 **LANDMARK**
REAL ESTATE COMPANY

INDUSTRIAL BUILDING FOR LEASE
3-35 BANTA PLACE, FAIR LAWN NJ 07410

Presented By:

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Landmark Real Estate Co., LLC, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective tenant will be deemed to have acknowledged the foregoing and agreed to release the Owner and Landmark Real Estate Co., LLC from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective tenant, any prospective tenant should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective tenant proceeds at its own risk.

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PROPERTY OVERVIEW

This 12,000SF existing industrial building is in the heart of the Industrial Section of Fair Lawn, NJ. The building is fully sprinklered, heated, cooled and humidified!

This .7 acre property features 24 parking spaces and is located at the corner of Watkins Ave & Banta Place. The property features great accessibility to the major highway in the area; only .4 miles away from Route 208/Route 4, 1.5 miles away from Interstate 80, and only 2 miles away from Route 17.

The surrounding area is densely populated and boasts strong income demographics. The site is only three blocks away from many national retailers including Multiple Banks, ShopRite, Walgreens, Lidl, McDonald's, Dunkin, 7-Eleven, and many more!

DEAL POINTS

GREAT OPPORTUNITY IN FAIR LAWN!

ZONED: I-2 – INDUSTRIAL

12,000SF EXISTING INDUSTRIAL BUILDING WITH 2 DRIVE-INS

APPROXIMATELY 24 PARKING SPACES

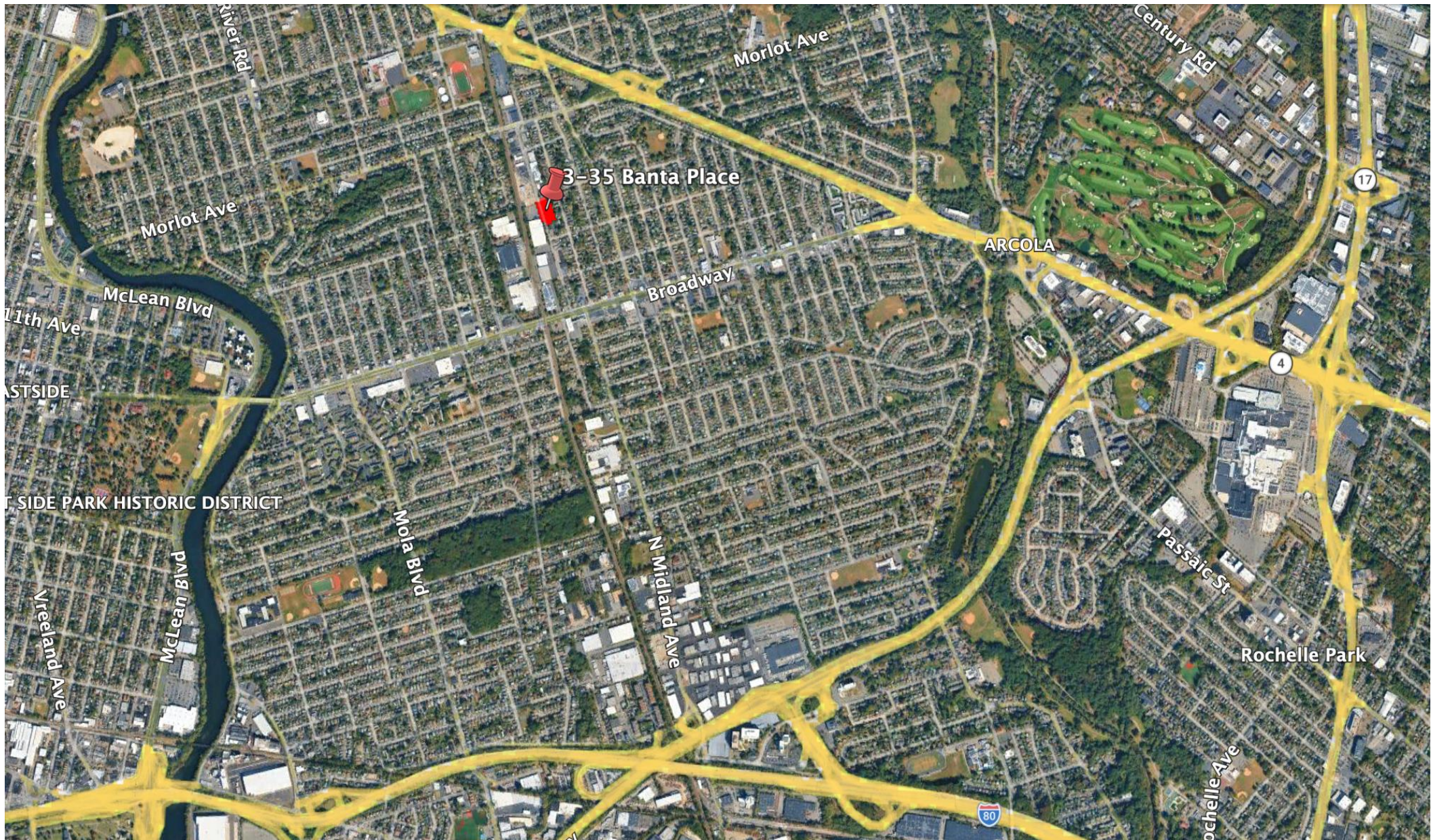
CEILING HEIGHTS: 18-20'

OFFERING SPECIFICATIONS

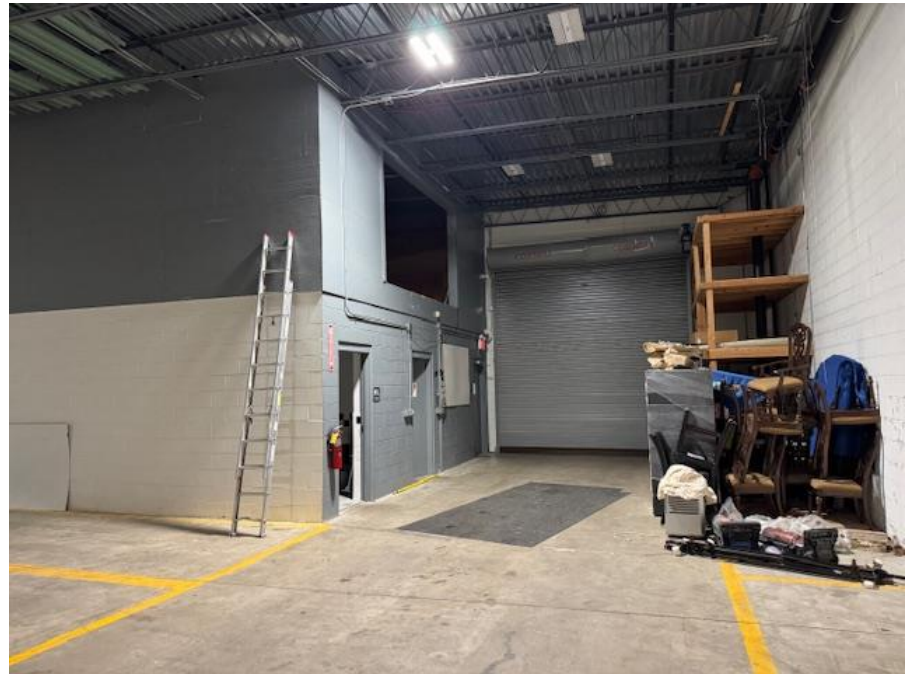
ASKING RENT	PLEASE CALL + \$5/PSF NNNs
SQUARE-FOOTAGE	12,000
LAND SIZE	.70 AC
YEAR BUILT	2006



LOCATION AERIAL



INTERIOR PHOTOS





392 Main Street | Wyckoff, NJ | 07481

PLEASE CALL FOR MORE INFORMATION!

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