

Exclusive WAREHOUSE for Lease

15-01 Pollitt Drive, #9,
Fair Lawn, NJ 07410



SOLO REAL ESTATE CORP

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HIGHLIGHTS:

LEASE SF: +/- 7,682 SF

RENT: \$15.33/SF/YR

NNN Lease (\$21/SF/YR)

RE TAX & CAM: \$4.33/SF & \$1.44/SF

AMPLE PARKING, INC. 5 ASSIGNED

WET SPRINKLER;

BLOCK/LOT: 4802/3

TERM: MIN 10 YEARS

ZONING: I-1

CEILING HEIGHT: 13'10" to 115" CLEAR

Drive-in Gate 8'W x 9'11"H

HVAC

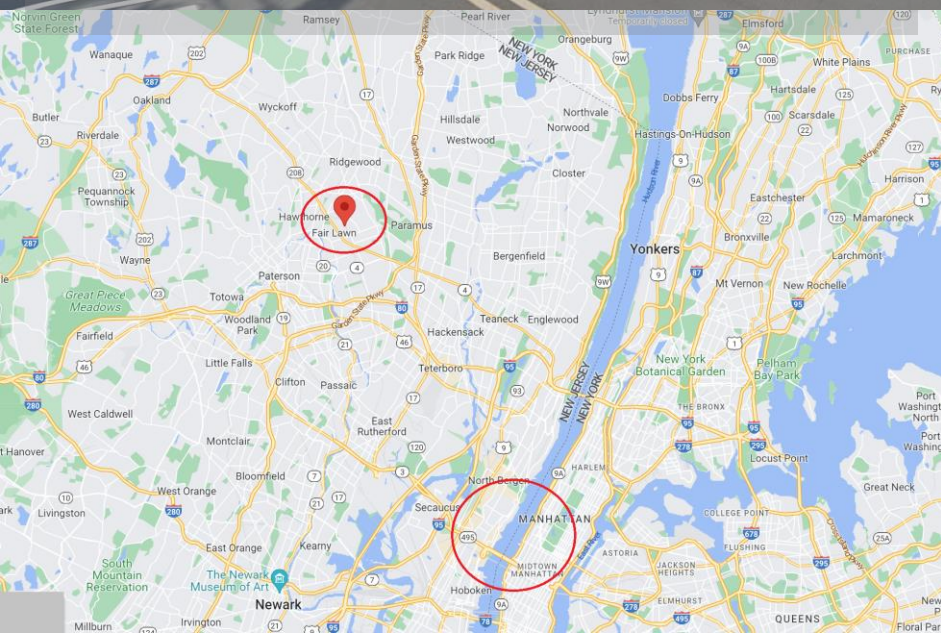
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EXCLUSIVE: Available November 1, 2023. Combination Warehouse & Office. Can be converted back to original warehouse space or medical use are permissible. Located in an mix-industrial park, with private security. This immaculate facility consists of 13'10" clear ceiling height and both HVAC system and gas heat blowers. Currently partitioned as warehouse/workshop & open office floorplan with suites and a conference room along the periphery. Additional features include lots of windows, wet sprinkler, ADT alarm system, ample parking (5 to be assigned), handicap accessible bathrooms. Join this highly visible and centrally located industrial-medical community. Immaculate move-in-condition, Independent HVAC and all separate meters. Long term lease available. 2 Minute walk to NJ Transit- Radburn station. Close to GW Bridge. Contact exclusive broker for viewing and lease details. Hena 646-416-1174.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Prospective Purchaser must verify the information and bears all risk for any inaccuracies.

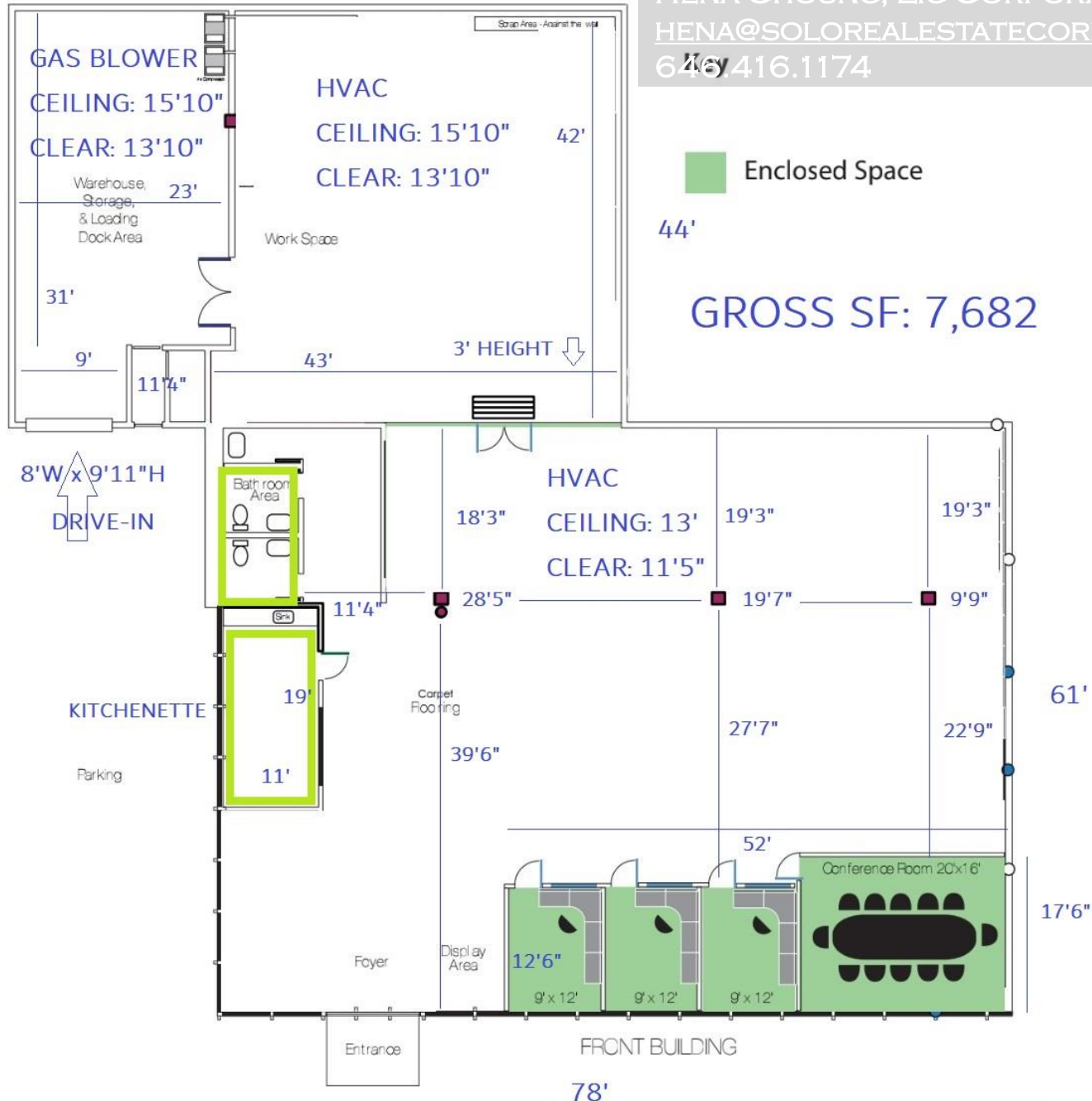


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