

Exclusive WAREHOUSE for Lease

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



SOLO REAL ESTATE CORP

HENA CHOUNG, LIC CORPORATE RE BROKER  
[HENA@SOLOREALESTATECORP.COM](mailto:HENA@SOLOREALESTATECORP.COM)  
646.416.1174



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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"to115" CLEAR**

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

**HVAC**

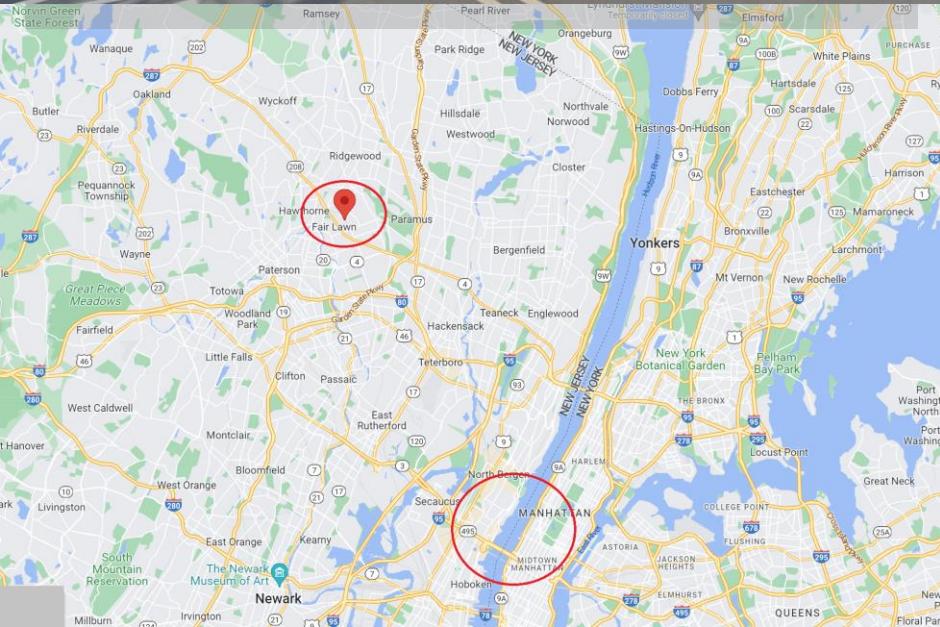
## **15-01 Pollitt Drive, #9, Fair Lawn, New Jersey 07410**

**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.

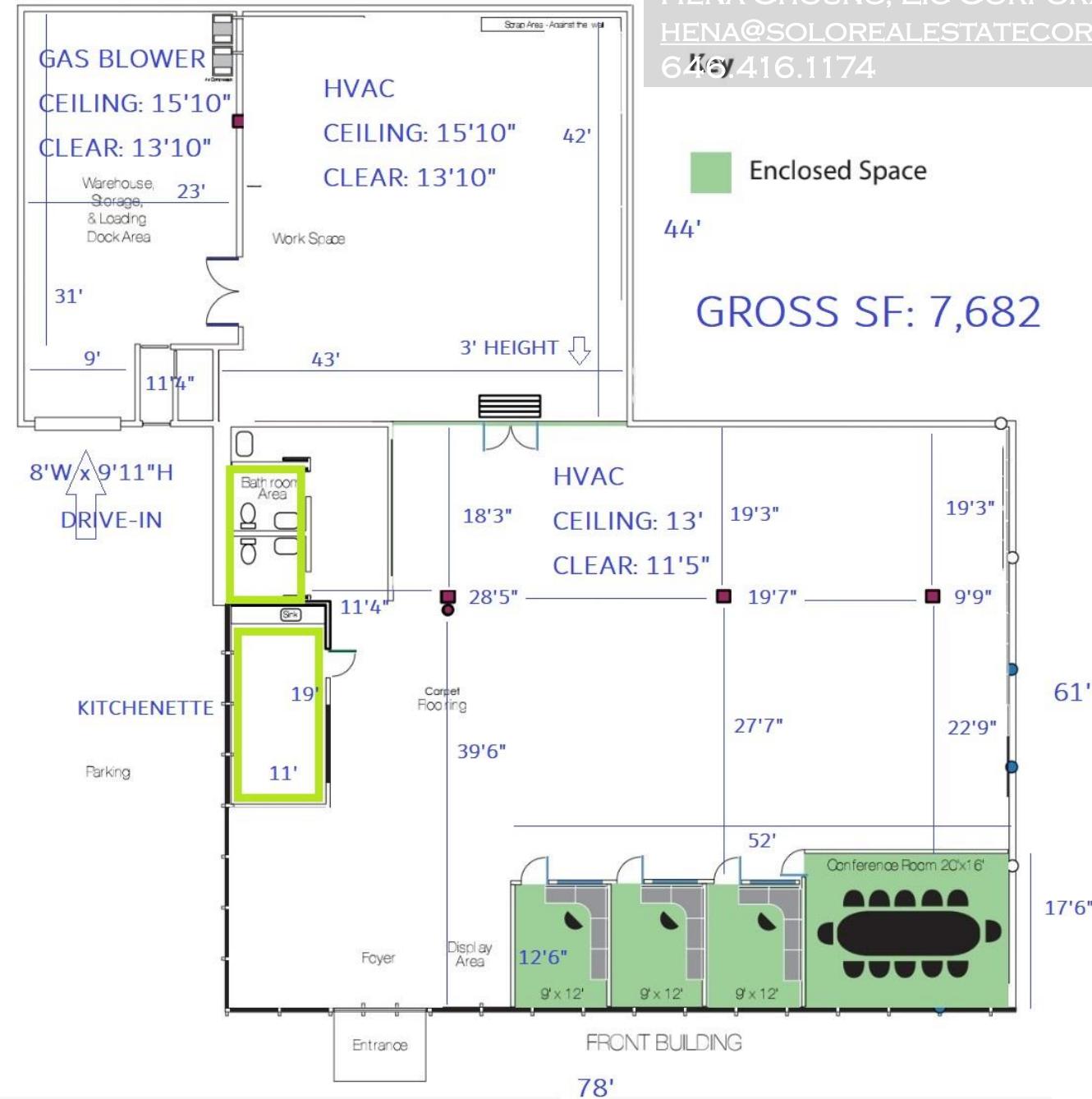
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