

FOR LEASE

# 314 BROADWAY ELMWOOD PARK, NJ

1,850 +/- SQ. FT. RETAIL/AUTO/PROFESSIONAL SERVICES

**CONTACT EXCLUSIVE BROKER**

**DAVID KNAPEL**

Mobile (201) 406-7189

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# 314 Broadway // Elmwood Park, NJ

**Team Resources**, as exclusive agent, is pleased to present this retail/auto unit of +/- 1,850 sq. ft. for lease conveniently located on Broadway. This high visibility location is just moments from Routes 4, 17, 21, 208, GSP & 80, making it an ideal location for your retail and/or professional service business needs. (Formerly an Enterprise Rental Car location).



## PROXIMITY TO KEY LOCATIONS

Port Newark 20 +/- miles NJ Turnpike 17 +/- miles  
 Lincoln Tunnel 19 +/- miles CW Bridge 10 +/- miles

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## Property Description

<b>Building Size:</b>	2,086 +/- sq. ft.
<b>Available:</b>	1,850 +/- sq. ft. inclusive of garage
<b>Office Space:</b>	1,250 +/- sq. ft. & air-conditioned
<b>Ceiling Height:</b>	8'
<b>Loading Doors:</b>	2 drive-in doors
<b>Parking:</b>	15 cars
<b>Utilities:</b>	Separately metered for gas & electric. Water bill to be paid by tenant.
<b>Power:</b>	200 amps/480 volts
<b>Lease Price:</b>	\$5,500 + utilities /month
<b>Estimated Taxes/Opex:</b>	\$21,000 annually (2/3 paid by tenant.)
<b>Occupancy:</b>	Immediate
<b>Notes:</b>	This property features 3 separate entrances (front, side & back). Garage is also equipped with a floor drain.



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