

FOR SALE OR LEASE

40,000 ± SQ. FT. INDUSTRIAL/FLEX PROPERTY



29 PARK WAY

UPPER SADDLE RIVER, NJ 07458

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29 PARK WAY // UPPER SADDLE RIVER, NJ 07458

Team Resources is pleased to present this 40,000 sq. ft. industrial property available for sale or lease. Position your business in one of Bergen County's most prestigious corporate corridors. **29 Park Way** offers a rare combination of high-clear warehouse functionality, abundant parking, and immediate access to Northern New Jersey's major transportation arteries.

Competitive Advantage - High-clear buildings with 65 parking spaces and 4 loading docks in Upper Saddle River are exceptionally limited. This opportunity combines functionality with a prestigious Bergen County address—delivering both operational efficiency and corporate image.



CONTACT BROKERS:

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Property Description

Available Space:	40,000 ±sq. ft.
Building Size:	40,000 ±sq. ft.
Acreage:	2.54 acres
Office Space:	4,000 ±sq. ft.
Ceiling Height:	22'5" clear
Loading Doors:	4 tailboard doors
Parking:	65 cars
Sprinklers:	wet
Power:	400amps/3p/4w
Occupancy:	August 1, 2026
Sale Price:	Upon request
Lease Rate:	\$18.95 NNN
Taxes:	\$1.68 psf

Immediate access to Major Roadways

With immediate access to the following major roadways:

- Route 17
- Garden State Parkway
- I-287
- NY Thruway

This location provides seamless connectivity throughout New Jersey, Rockland County, and the greater New York metropolitan area—ideal for regional distribution and corporate headquarters alike.

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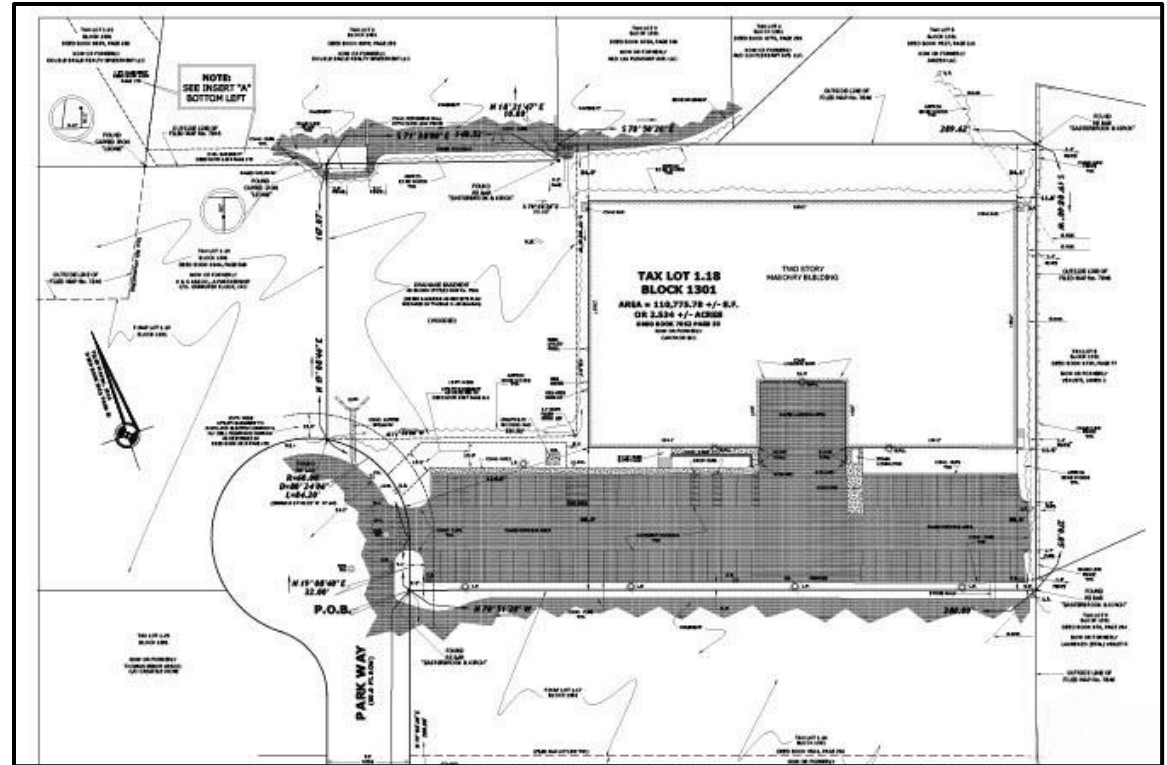
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Ideal For:

- Distribution & logistics companies
- Light manufacturing & assembly
- Medical or laboratory users
- Technology, showroom, or flex-office tenants
- Service-related businesses requiring parking and loading



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PROPERTY PHOTOS

