

FOR LEASE

REDUCED  
LEASE  
RATE!

# 5821 ADAMS STREET WEST NEW YORK, NJ

11,060 - 16,208+/- SQ. FT. WAREHOUSE FACILITY

**CONTACT BROKER**

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**David Cantor**

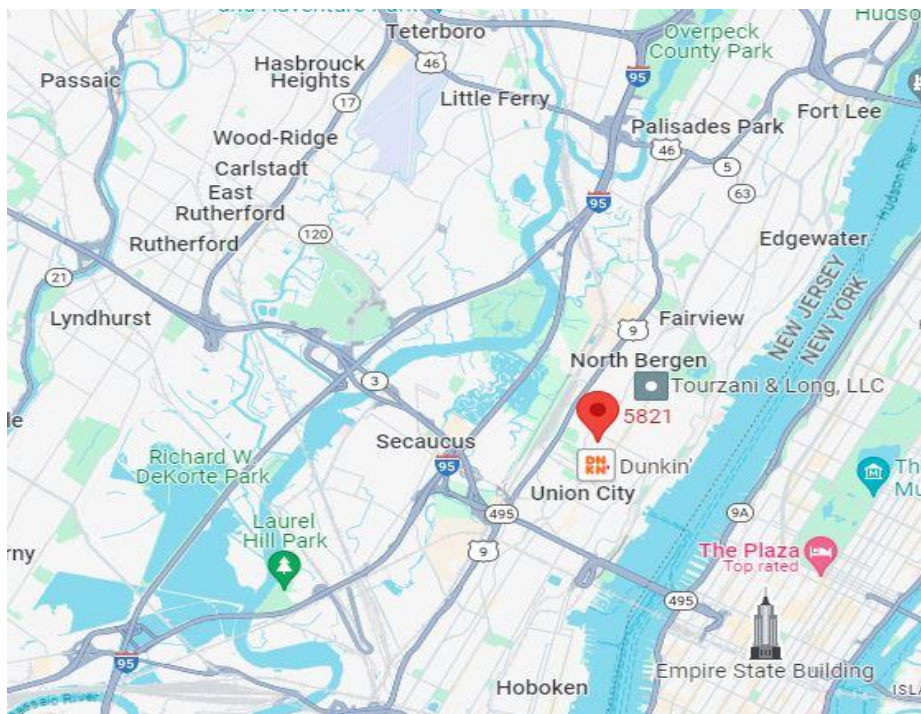
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# 5821 ADAMS STREET // WEST NEW YORK, NJ

**Team Resources** is pleased to present this property of 16,208 +/- Sq. Ft. divisible to 11,060 sq. ft. for Lease. Zoned Industrial Space, but an ideal set up for a gym/physical therapist space as well as pickleball!



## PROXIMITY TO KEY LOCATIONS

- Port Newark 14 +/- miles
- Lincoln Tunnel 4 +/- miles
- Holland Tunnel 6 +/- miles
- NJ Turnpike 6 +/- miles
- GW Bridge 6 +/- miles

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## Property Description

<b>Available Space:</b>	16,208 +/- sq. ft. (11,060 +/- sq. ft. of Warehouse)
<b>Office Space:</b>	2,574 +/- sq. ft. on 1 <sup>st</sup> floor 2,574 +/- sq. ft. on 2 <sup>nd</sup> floor
<b>Ceiling Height:</b>	14'-16' clear
<b>Loading Doors:</b>	1 tailboard door
<b>Zoning:</b>	4B Industrial
<b>Sprinklers:</b>	wet
<b>Power:</b>	ample
<b>Lease Price:</b>	\$16.95 per sq. ft. NNN
<b>Taxes:</b>	\$1.45 +/- per sq. ft.
<b>Occupancy:</b>	Immediate
<b>Overview:</b>	Ideal set-up for Gyms/Physical Therapy & Pickleball!

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