

FOR LEASE

95 MAYHILL STREET

SADDLE BROOK, NJ



71,000 ± SQ FT. WAREHOUSE / DISTRIBUTION FACILITY (UNIT H)

CONTACT EXCLUSIVE BROKER

ERIC LEWIN

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MATT FAVIERI

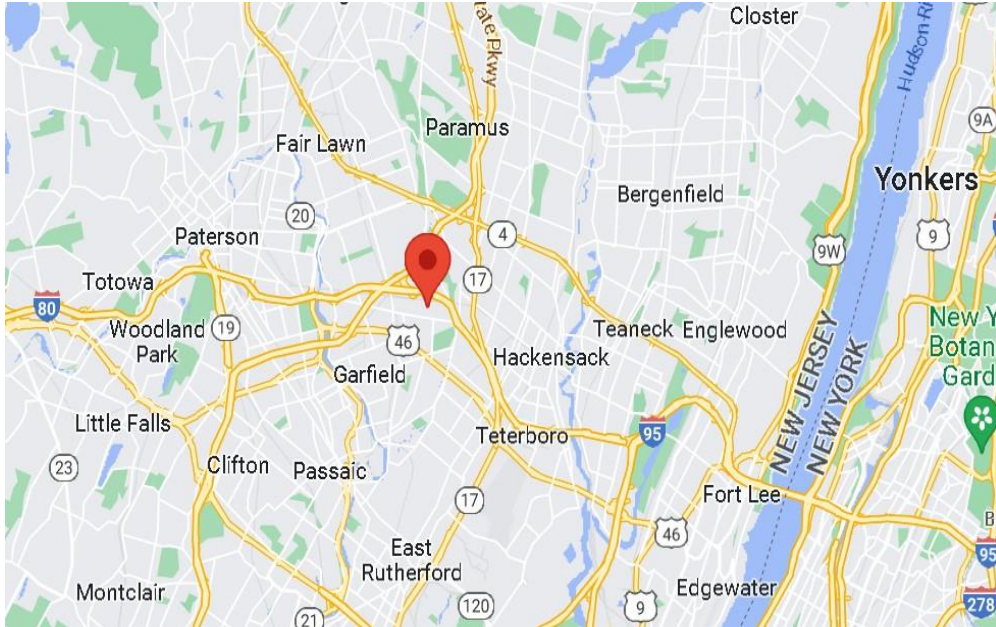
Mobile (201) 956-2889

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Team Resources, as exclusive agent, is pleased to present this 71,000 sf warehouse and distribution facility. This 71,000 sf warehouse / distribution unit is minutes to major highways. Located in the heart of Bergen County with convenient access to I-80, I-95 as well as Rt. 21.

**PROXIMITY TO KEY LOCATIONS**

| | | | |
|----------------|----------------|-------------|---------------|
| Ports | 28 +/- miles | NJ Turnpike | 7.3 +/- miles |
| Lincoln Tunnel | 14.3 +/- miles | G W Bridge | 9.5 +/- miles |
| GS Parkway | 1.1 +/- miles | Route 80 | 0.9 +/- miles |

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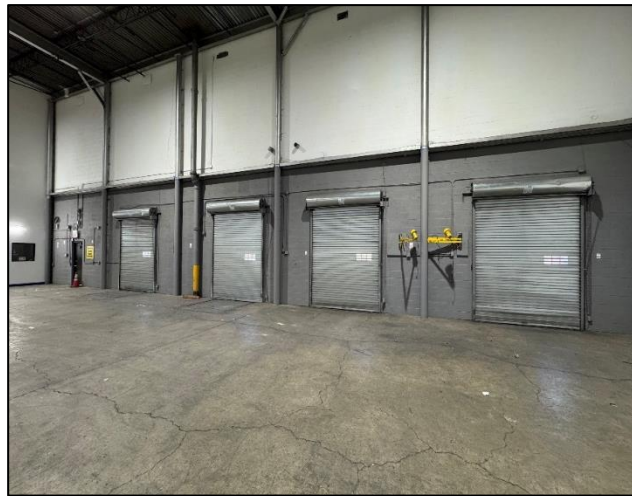
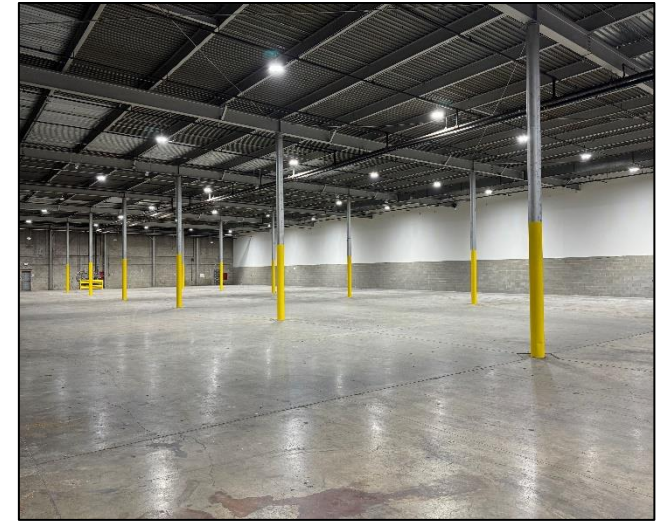
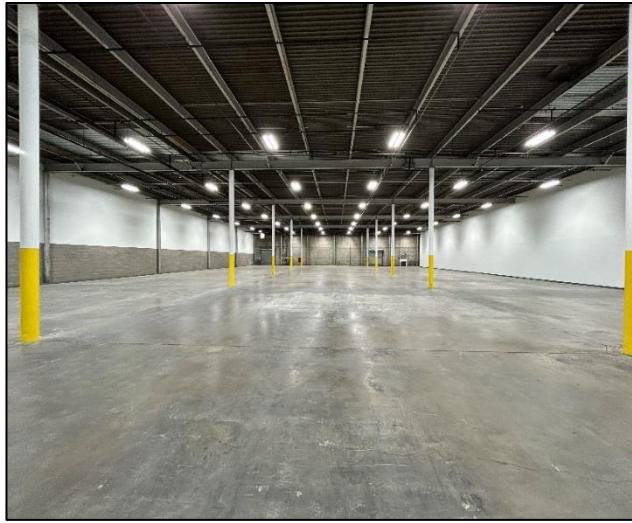
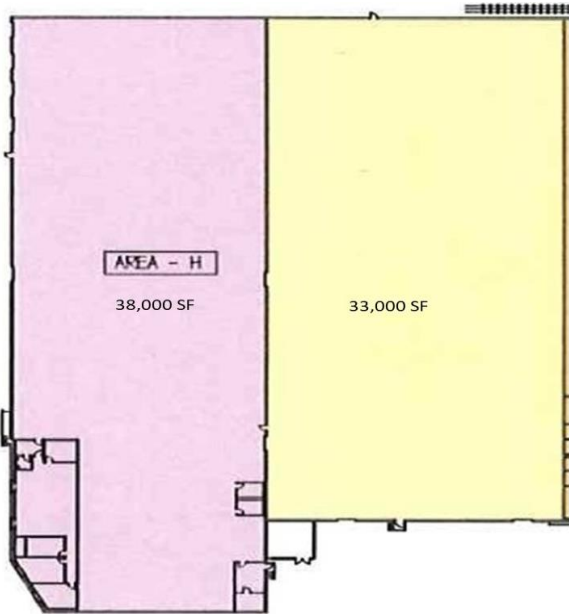
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**Property Description**

| | |
|------------------------|--|
| Building Size: | 430,000 +/- sq. ft. |
| Available: | 71,000 +/- sq. ft. |
| Office Space: | 2,500 +/- sq. ft. |
| Ceiling Height: | 22' – 30' |
| Loading: | 6 Tailboard Doors / 1 Drive-In |
| Rail Doors: | 2 – Served by NY Susquehanna & Western Railroad |
| Column Span: | 34.5' x 40' |
| Asking Rental: | Upon Request |
| Taxes / CAM: | Approx. \$2.53 / \$1.11 per sq. ft. (based on 2022/2023 actual) |
| Occupancy: | December 1, 2024 |

Overview: 95 Mayhill Street in Saddle Brook is situated in the heart of Bergen County. The space boasts impressive features such as 22' – 30' ceilings, 6 loading docks equipped with dock levelers, a drive-in. The property includes office space, and a property manager is on-site for efficient management. The recent updates to the property include the installation of new LED lights, white box walls, and fresh paint and carpet, enhancing the overall appeal and functionality of the space.



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