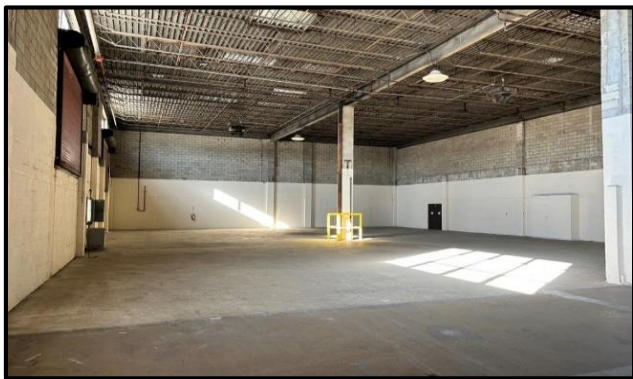




### Unit 210:

<b>Unit Size:</b>	8,638 +/- sq. ft.
<b>Office:</b>	250 sq. ft.
<b>Ceiling:</b>	22' clear
<b>Loading:</b>	1 Loading Dock
<b>Freight Elevator:</b>	6,000 lbs.
<b>Price/CAM</b>	\$14.00 MG



### Unit 211:

<b>Unit Size:</b>	6,075 +/- sq. ft.
<b>Office:</b>	500 +/- sq. ft.
<b>Ceiling:</b>	12' clear
<b>Loading:</b>	1 Loading Dock
<b>Freight Elevator:</b>	6,000 lbs.
<b>Price/CAM:</b>	\$14.00 MG



**CONTACT EXCLUSIVE BROKER**  
**TEAMRESOURCES, INC.:**

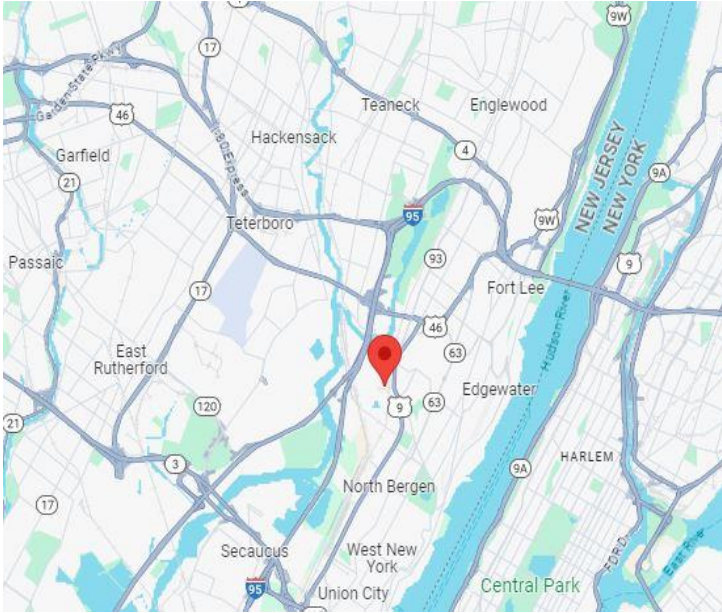
**Eric Lewin**  
 Mobile (201) 832-4569  
[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)



All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

# 65 RAILROAD AVE

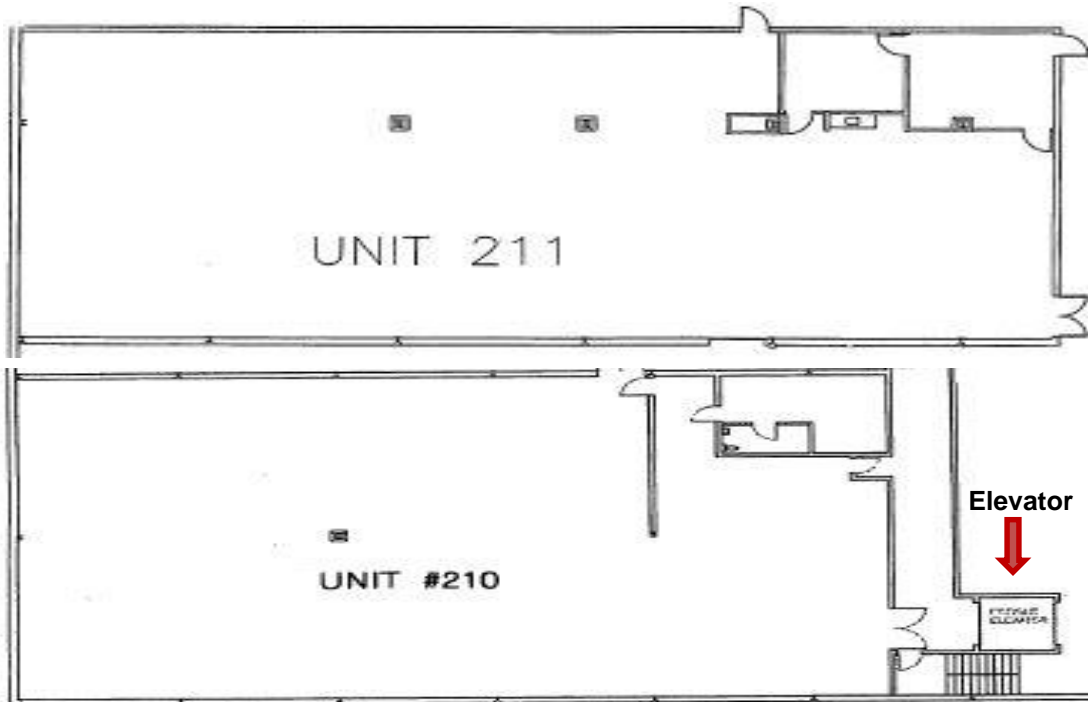
RIDGEFIELD, NJ 07657



Team Resources, as exclusive agent, is pleased to present these two second floor warehouse units conveniently located in Bergen County, NJ. This location provides easy & efficient access to many major highways leading north to south and east to west in the region.

## Location:

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



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