

FOR LEASE: 8,400 +/- SQ. FT. INDUSTRIAL PROPERTY



# 134 MYER ST

## HACKENSACK, NJ 07601

Contact **Exclusive** Brokers

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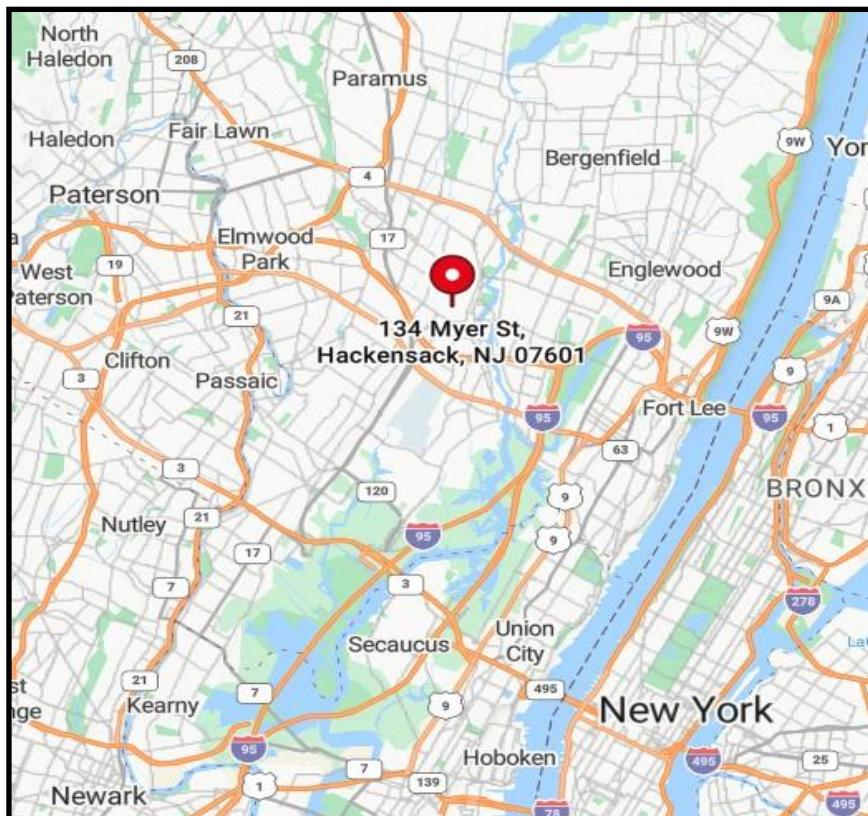
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# 134 MYER ST // HACKENSACK, NJ 07601

**Team Resources** is pleased to present this 8,400 +/- sq. ft. prime industrial/flex space for lease. 134 Myer Street presents an excellent opportunity to lease a versatile industrial/flex property in the heart of Hackensack. The building offers functional space suitable for a wide range of uses, including light manufacturing, warehousing, distribution, and service-oriented operations. This property is ideal for tenants seeking a well-located, cost-effective facility in Bergen County.



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## Property Description

<b>Available Space:</b>	8,400 ± sq. ft.
<b>Acreage:</b>	0.29 ± acres
<b>Office Space:</b>	1,200 ± sq. ft.
<b>Ceiling Height:</b>	18.5' ceilings
<b>Loading Doors:</b>	1 drive-in door
<b>Parking:</b>	8 car parking
<b>Sprinklers:</b>	wet
<b>Power:</b>	200 amps
<b>Lease Rate:</b>	Upon request
<b>Taxes:</b>	\$8.05 psf (under appeal)
<b>Insurance:</b>	\$1.00 psf
<b>Occupancy:</b>	Immediate

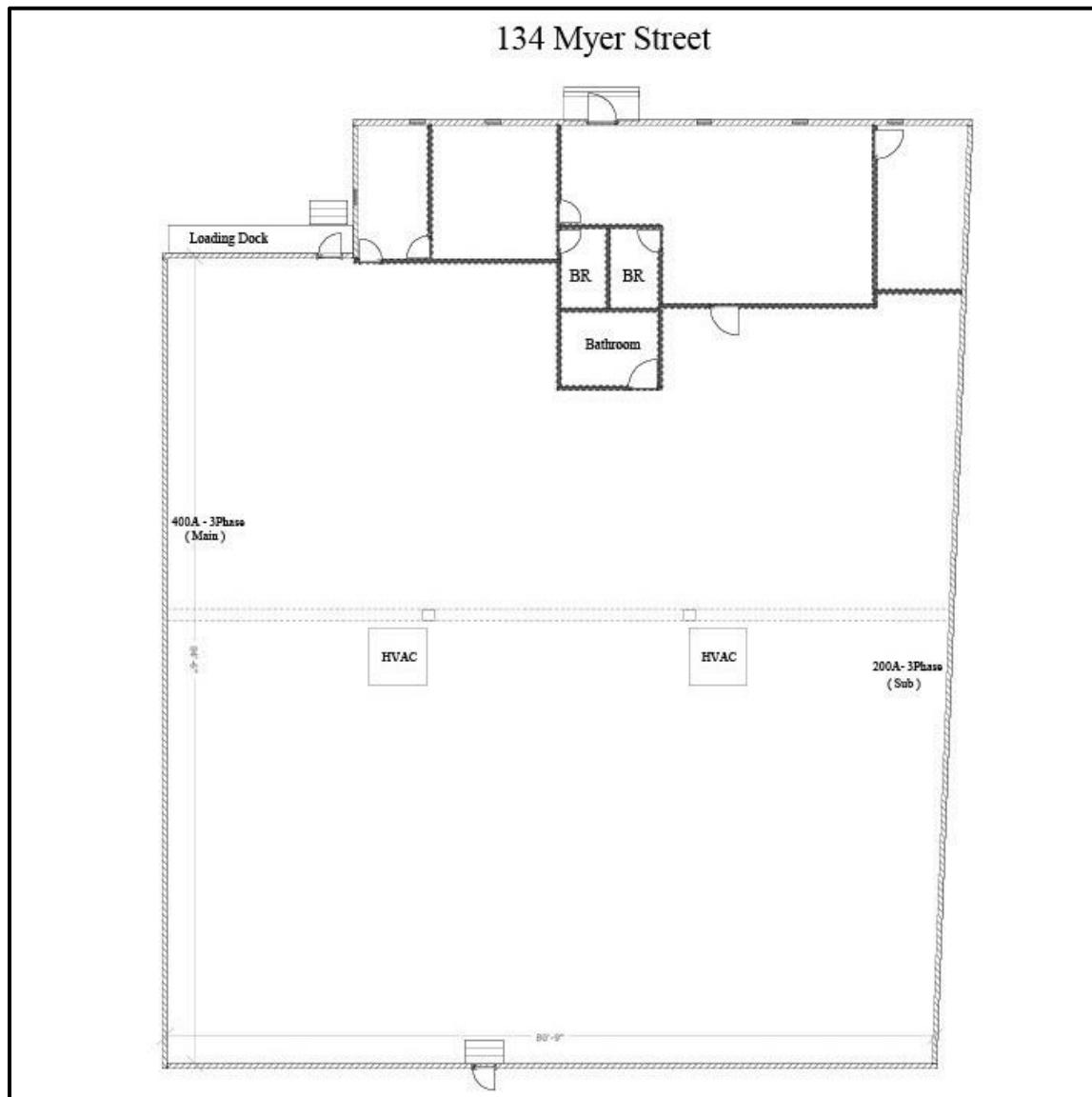
## OVERVIEW

The property features clear-span space with efficient layouts, ample ceiling heights, and convenient loading capabilities to accommodate day-to-day operations. Situated just minutes from Route 17, I-80, I-95 (New Jersey Turnpike), and the Garden State Parkway, the location provides exceptional regional access throughout Northern New Jersey and the greater New York metropolitan area.

## KEY DISTANCES

GWB	10 +/- miles
Lincoln Tunnel	12 +/- miles
Ports	15 +/- miles





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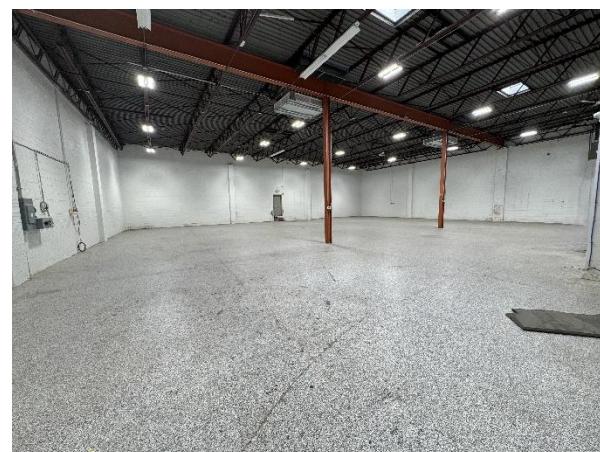
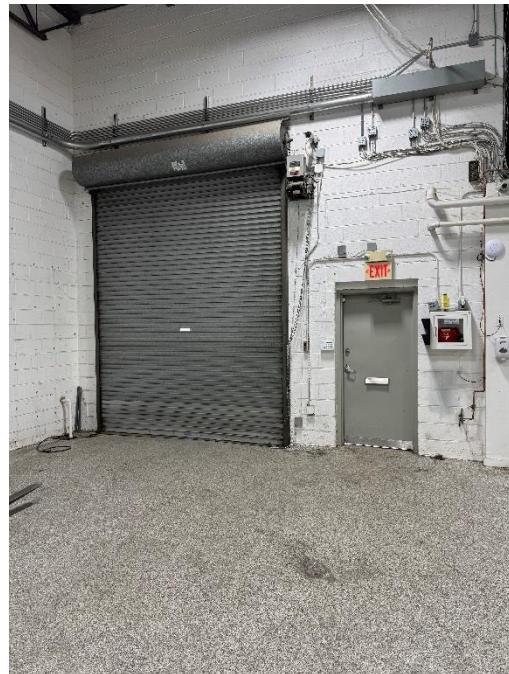
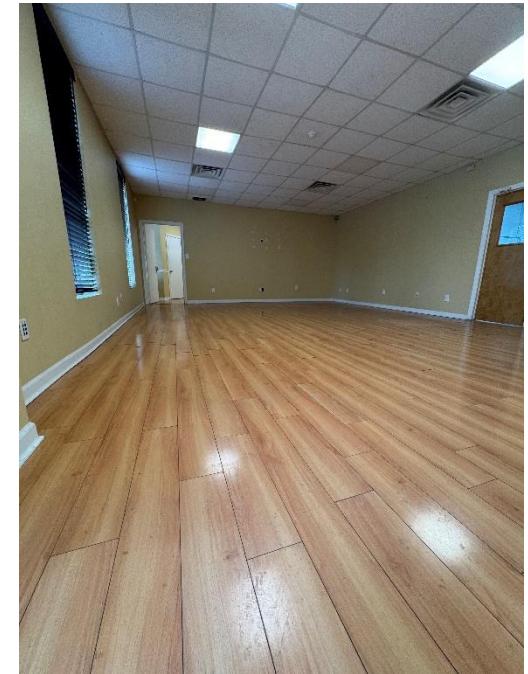
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## PROPERTY PHOTOS



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.