

#### **CONTACT EXCLUSIVE BROKER**

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### **Matt Favieri**

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# 99 HOOK RD. // BAYONNE . NJ

Team Resources, as exclusive agent, is pleased to present this property of 110,400 +/- Sq. Ft. for sub-lease through July 30, 2026. Zoned Light Industrial.



## **PROXIMITY TO KEY LOCATIONS**

This building location provides easy access to exit 14 on NJ turnpike, Holland Tunnel, Newark Airport, Brooklyn, Staten Island Minutes to Port Newark and Elizabeth Seaport.

Property Description	
Available Space:	110,400 +/- sq. ft.
Building Size:	500,166 +/- sq. ft.
Acreage:	20.74 acres
Office Space:	7,000 +/- sq. ft.
Ceiling Height:	26' clear
Loading Doors:	9 tailboard doors / 1 ramped drive-in
Parking:	40 cars/10-12 trucks parked overnight
Sprinklers:	ESFR / dry system & fire pump
Power:	3 phase, 480v, 225a
Lease Price:	Upon request
Taxes/CAM:	\$3.12/\$1.08 (2024)
Occupancy:	90 days
Sublease Term:	Through 7/30/2026

## **Overview**

This industrial unit, part of a larger industrial building is just a short distance from Ports, Tunnels and NJ Turnpike and features 26' ceilings, 9 tailboard doors, gated yard with ample parking. Additional highlights include 2<sup>nd</sup> floor office space, heavy power, a 40' x 60' inspection area.

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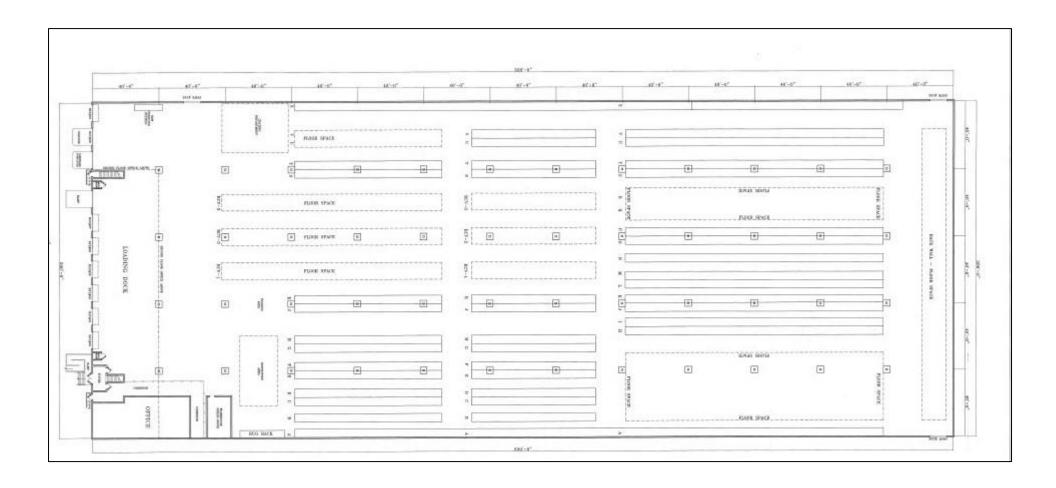
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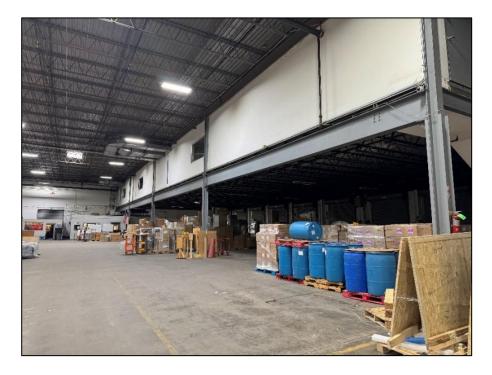
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