

FOR LEASE

65 RAILROAD AVENUE RIDGEFIELD, NJ

42,000 +/- SQ. FT. INDUSTRIAL UNIT (#9)

CONTACT EXCLUSIVE BROKER

Eric Lewin

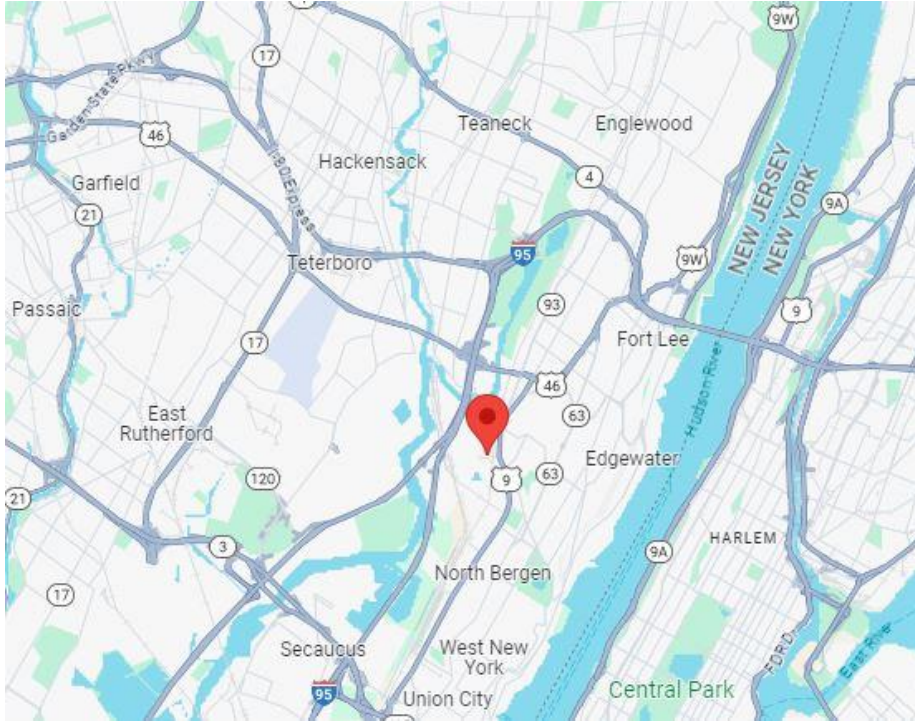
Mobile (201) 832-4569

elewin@teamresourcesinc.com



65 RAILROAD AVE #9 // RIDGEFIELD , NJ

Team Resources, as exclusive agent, is pleased to present this property of 42,000 +/- Sq. Ft. ground-level for Lease. Zoned Industrial Space.



PROXIMITY TO KEY LOCATIONS

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

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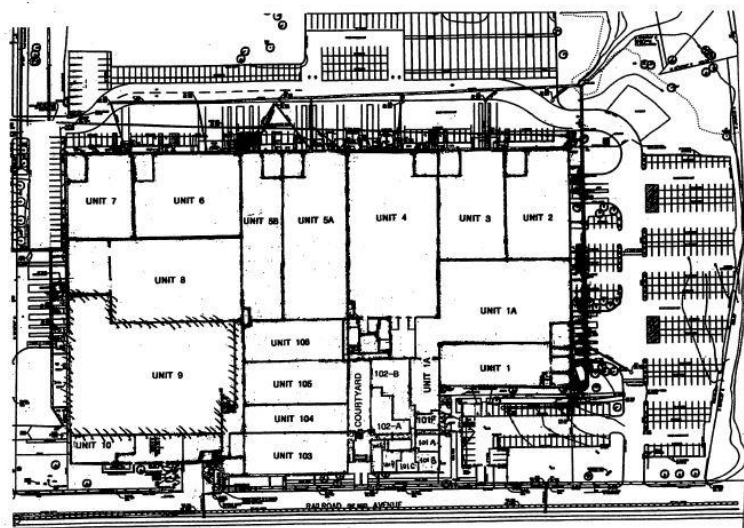
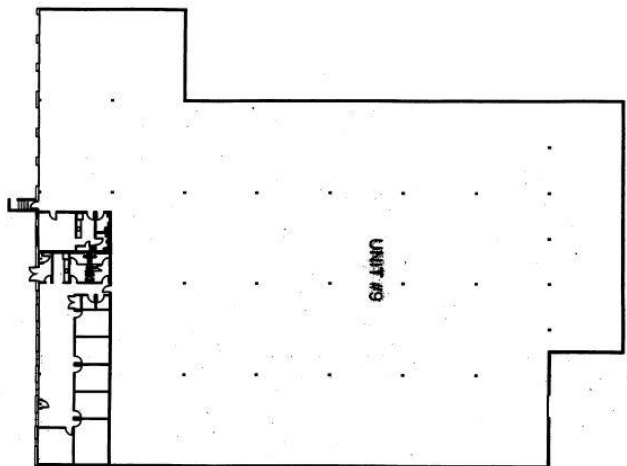
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Property Description

Available Space:	42,000 +/- sq. ft.
Office Space:	3,250 +/- sq. ft.
Ceiling Height:	22' clear
Loading Doors:	6 tailboard doors
Zoning:	Industrial
Sprinklers:	wet
Power:	200A / 480V / 3PH
Lease Price:	\$16.95 per sq. ft. NNN
Taxes/CAM:	\$3.52 +/- per sq. ft. With an addl. \$0.56 psf for heat.
Occupancy:	April 1, 2024
Improvements Underway:	<ul style="list-style-type: none"> • New LED Lighting • Brand New Office Space • Warehouse Walls Painted • Brand New Parking Lot



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