

#### **CONTACT EXCLUSIVE BROKER**

**Eric Lewin** 

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#### **Matt Favieri**

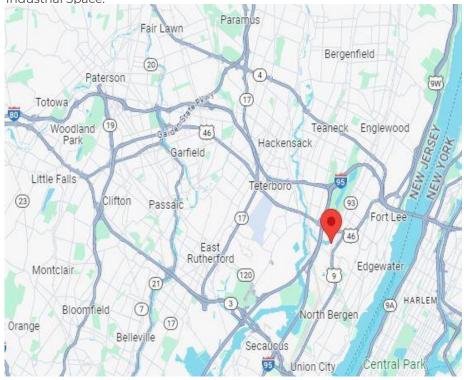
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## 1 BELL DRIVE // RIDGEFIELD , NJ

Team Resources, as exclusive agent, is pleased to present this property of 71,000 +/- Sq. Ft. for sub-lease through September 30, 2031. Zoned Industrial Space.



Property Description	
Available Space:	71,000 +/- sq. ft.
Building Size:	121,650 +/- sq. ft.
Acreage:	11.63 acres
Office Space:	1,200 +/- sq. ft.
Ceiling Height:	20' clear
Loading Doors:	20 tailboard doors
Parking:	25 cars / 100 trailers
Sprinklers:	wet
Power:	400 amps
Lease Price:	\$16.00 per sq. ft. MG
Occupancy:	30 days
Sublease Term:	Through 2/28/2031

### **PROXIMITY TO KEY LOCATIONS**

6 +/- miles 13 +/- miles NJ Turnpike Holland Tunnel

6 +/- miles 15 +/- miles GW Bridge Port Newark

Lincoln Tunnel 7 +/- miles

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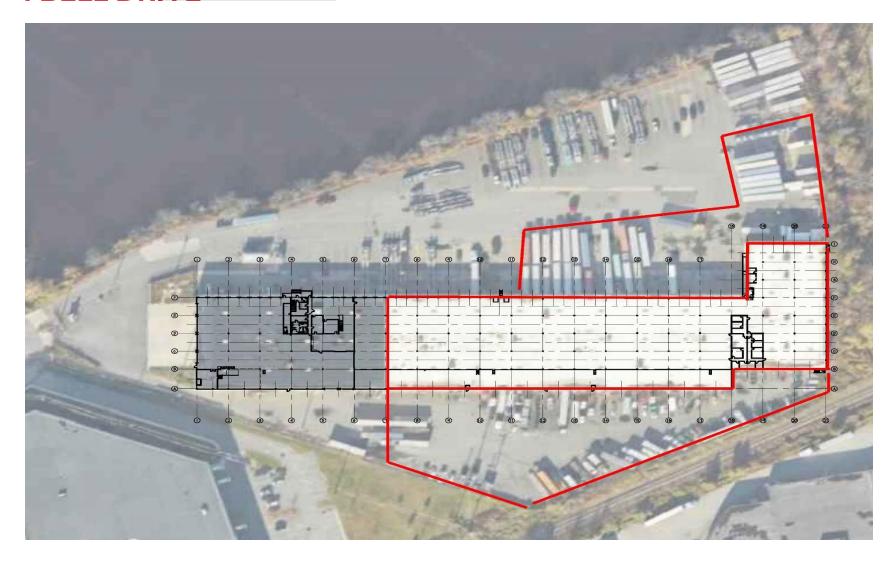
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