

SPACE

AVAILABLE

@501 Broad Ave

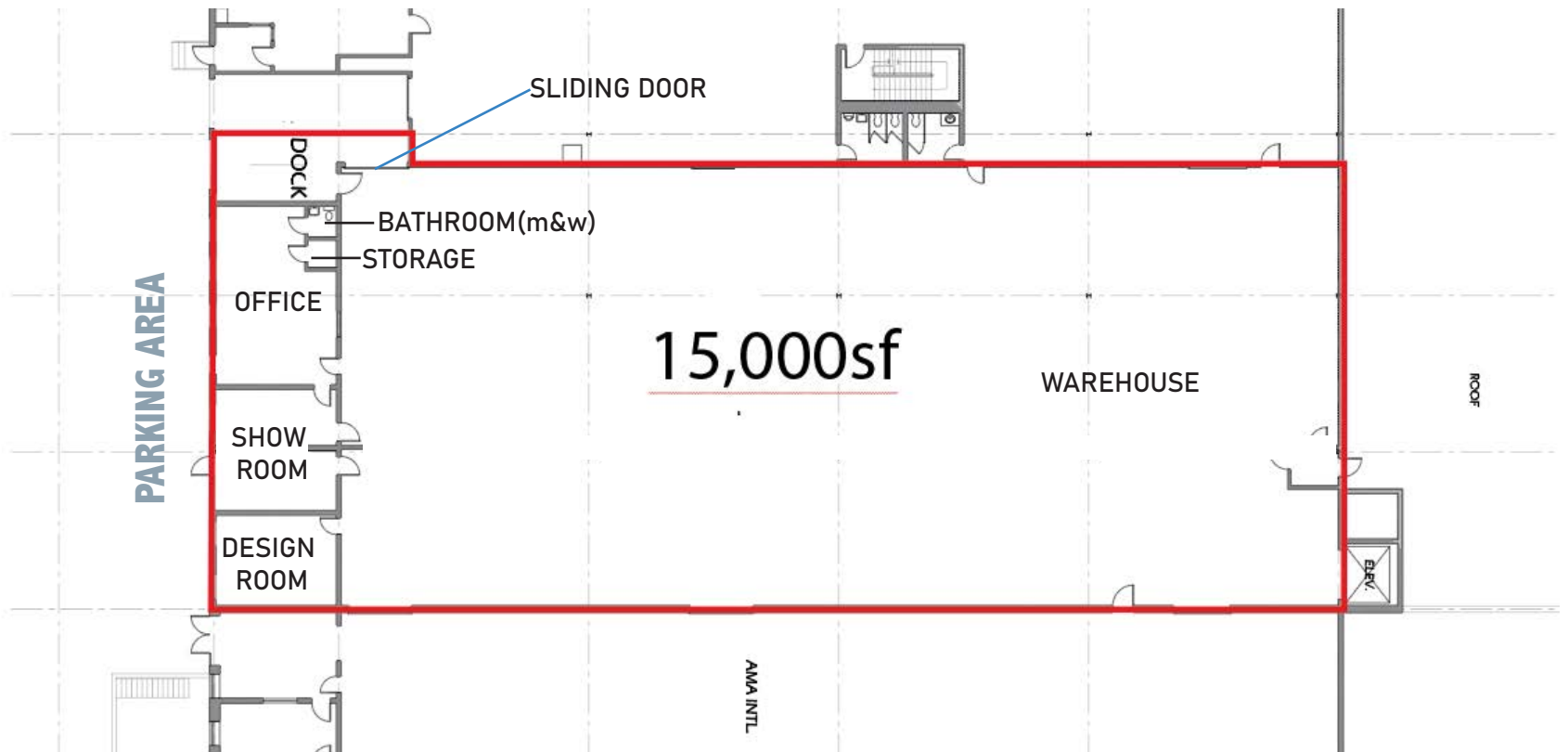
RIDGEFIELD, NJ



15,000sf



BROAD AVENUE(1&9)



SPACE DESCRIPTIONS

Space Size:	15,000sf
Ceiling Height:	14' approx
Bathroom(M&W):	1
Loading Dock:	1
Drive In:	Can be built
HVAC	Yes
Sprinklers:	Yes
Parking:	Ample
Lighting:	New LED

RENT

Base Rent:	\$15.95 psf
Tax & Insurance:	\$2.70 psf/approx
Utility:	Pay by tenant
Snow Removal:	Seasonal
Escalation:	4% per year
Security Deposit:	3 months
Term:	Negotiable
Possession:	Immediately

REQUIREMENTS FOR APPROVAL

Recent 2 Years Business Tax Returns
Financial Statement from CPS
Bank Balance Sheet-Current 6 months



ENTER from Broad Ave

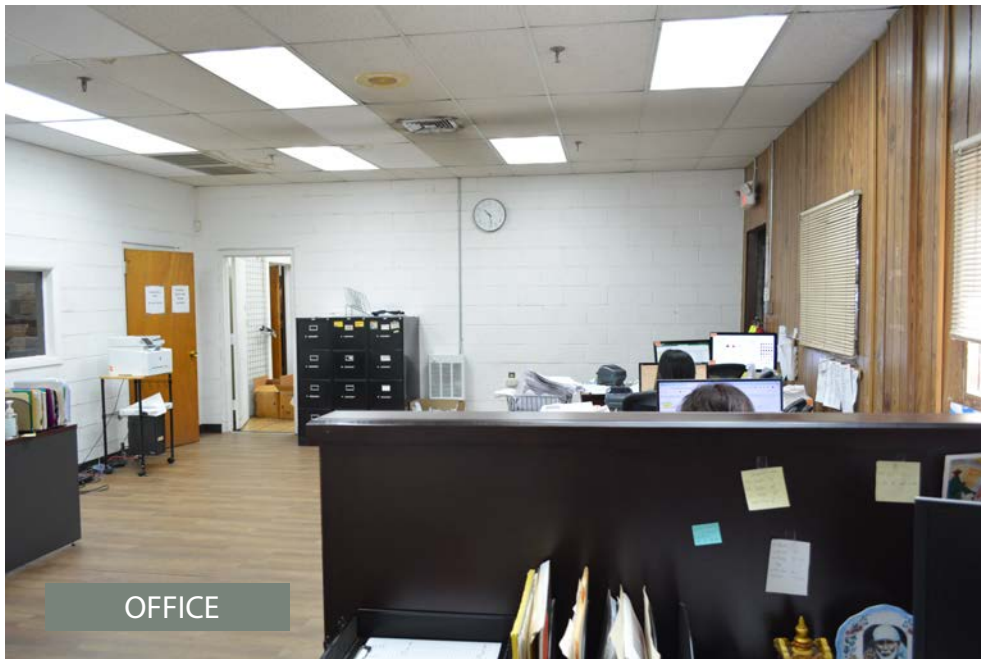


EXIT to Broad Ave

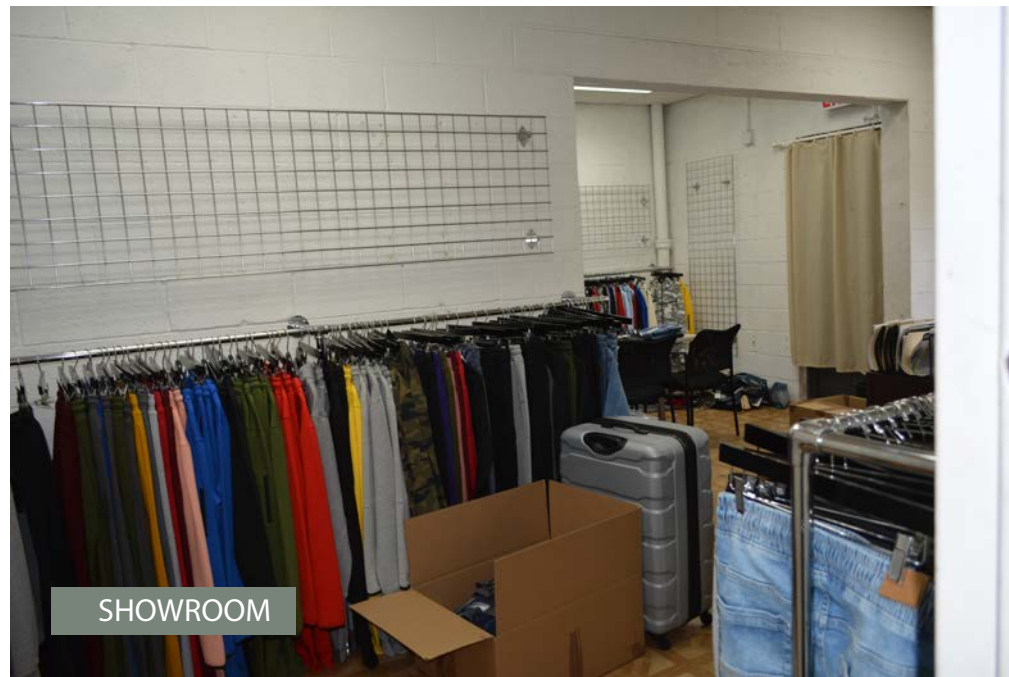
INTERIOR PHOTOS



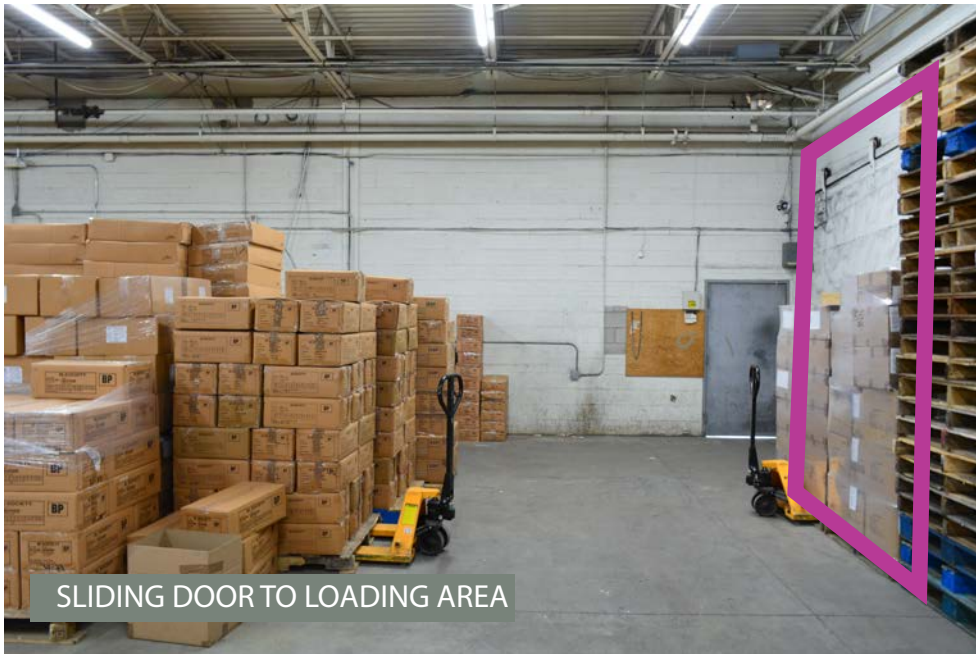
STORAGE AREA



OFFICE



SHOWROOM



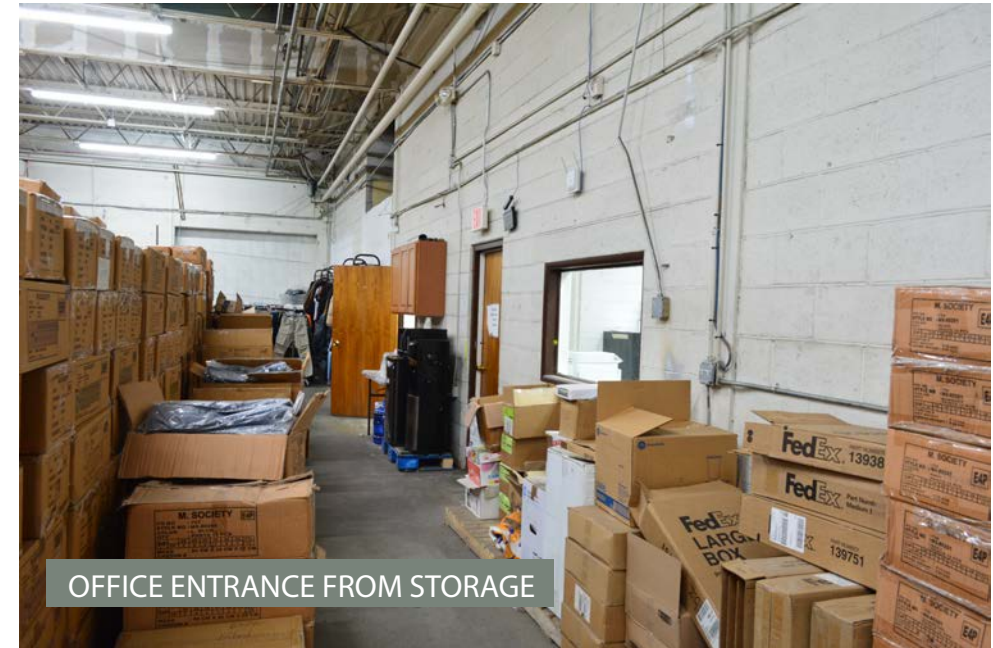
SLIDING DOOR TO LOADING AREA



LOADING AREA

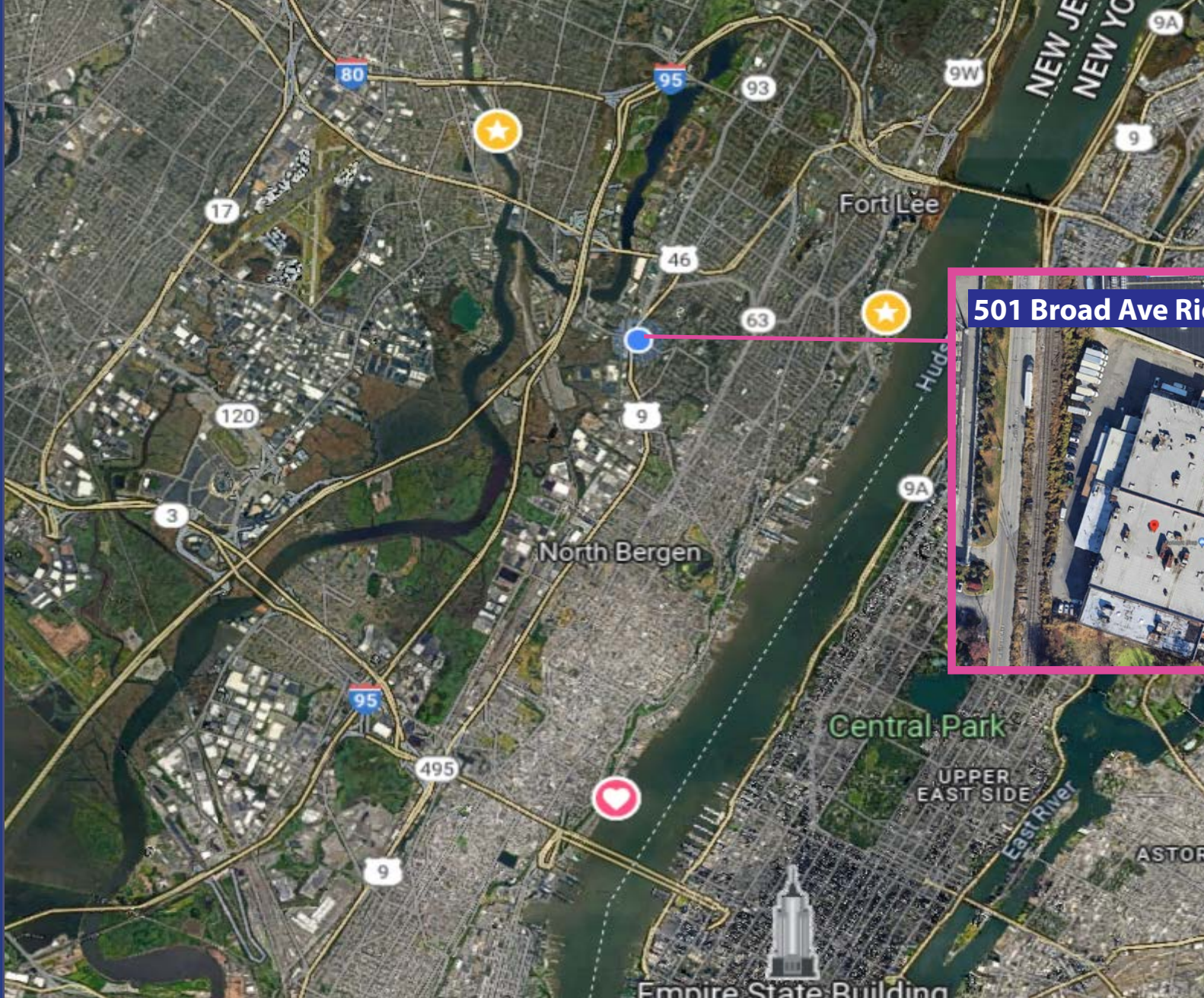


DESIGN ROOM



OFFICE ENTRANCE FROM STORAGE

LOCATION MAP



501 Broad Ave Ridgefield NJ, 07657

Contact



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