

65

RAILROAD AVE
RIDGEFIELD, NJUnit 1: 16,176 SF
Unit 8: 28,914 SF
INDUSTRIAL FOR LEASE

PROPERTY SUMMARY

Building Size	375,270 SF	
Lot Size	19 Acres	
Units	Unit #1	Unit #8
Unit Space	16,176 SF	28,914 SF
Office Space	1,260 SF	2,500 SF
Loading	2 Docks (10'x8') 1 with E.O.D. Leveler	2 Docks (14'x12') 1 with E.O.D. Leveler & 1 Drive-in
Ceiling Height	22'	22'
Column Spacing	32'x40'	32'x40'
Sprinklers	Wet	Wet
Power	400 amp, 480-volt	200 amp, 480-volt
Parking	Ample	Ample
Lease Rate	\$15.95 PSF	\$15.75 PSF
Taxes/CAM	\$3.84 PSF + \$0.59 PSF for Heat	\$3.84 PSF + \$0.59 PSF for Heat
Available	10/1/2026	2/1/2027

Jeffrey W. DeMagistris, SIOR
Senior Vice President201 488 5800 x147
jdemagistris@naihanson.comThomas A. Vetter, SIOR
Senior Vice President201 488 5800 x105
tvetter@naihanson.comGiovanni Ramaci
Associate201 488 5800 x131
gramaci@naihanson.com

NAI James E. Hanson

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US! | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with +325 Offices Worldwide

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

