

FOR SUB-LEASE

125 W BROAD AVENUE

NORTH BERGEN, NJ 07047

**PRICE REDUCED
CALL FOR NEW PRICING!**

3,200 ± SQ. FT. | UNIT B-09/ 3,500 ± SQ. FT. | UNIT B-10
WAREHOUSE/DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

DAVID KNAPEL

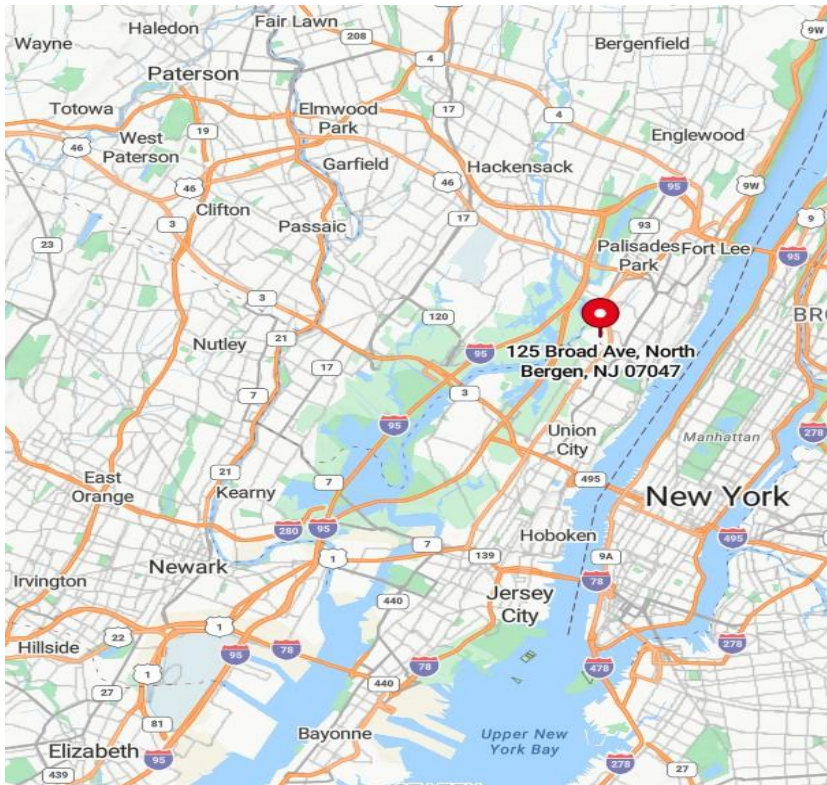
Office (201) 438-1177 | Mobile (201) 406-7189

dknapel@teamresourcesinc.com



125 W BROAD AVE // NORTH BERGEN, NJ

Team Resources, as exclusive agent, is pleased to present two warehouse units totaling 6,700 +/- square feet (divisible) in Hudson County, NJ. Conveniently located with easy access to I-95 (NJ TPK), Rt. 3 and is just 18 miles from NYC and 13 miles from the Ports.



PROXIMITY TO KEY LOCATIONS

Ports:	13 +/- miles	Lincoln Tunnel:	15 +/- miles
NYC:	18 +/- miles	NJTPKE:	14 +/- miles

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Property Description

Available Space:	6,700 +/- square feet (Unit B-09: 3,200 +/- square feet) (Unit B-10: 3,500 +/- square feet)
Office Space:	Small office with private bathroom in each unit.
Zoning:	I (Industrial)
Loading Doors:	1 tailboard door & 1 drive in door per unit
Ceiling Height:	24' clear
Parking:	ample
Available:	Immediately
Asking Rental:	\$27.00 psf Gross Call for new pricing
Sub-Lease Term:	Through 12/31/2028





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