

**33,000 ± SQ. FT. WAREHOUSE/DISTRIBUTION FACILITY (UNIT G)**



# 95 MAYHILL STREET UNIT G

SADDLE BROOK, NJ

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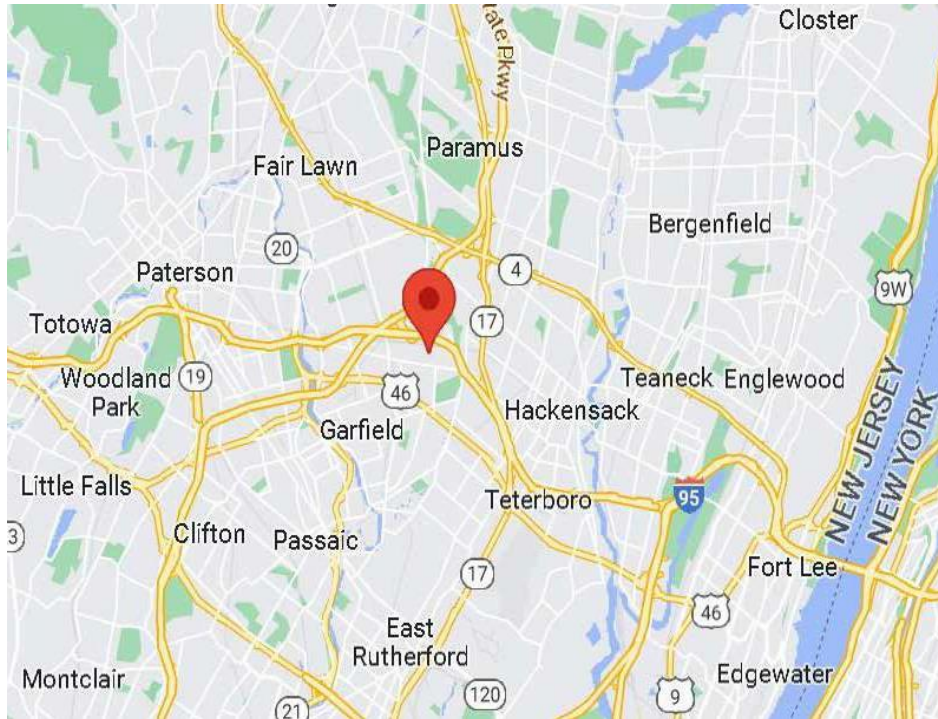
[mfavieri@teamresourcesinc.com](mailto:mfavieri@teamresourcesinc.com)



# 95 MAYHILL STREET (UNIT G)

SADDLE BROOK, NJ

Team Resources, as exclusive agent, is pleased to present this 33,000 SF warehouse/distribution unit just minutes from major highways. Located in the heart of Bergen County with convenient access to I-80, I-95 as well as Rt. 21.



## CONTACT EXCLUSIVE BROKERS:

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## PROPERTY DESCRIPTION

<b>Available:</b>	33,000 ± sq. ft.
<b>Building Size:</b>	420,000 ± sq. ft.
<b>Office Space:</b>	600 ± sq. ft. (To be built)
<b>Ceiling Height:</b>	22' clear
<b>Loading:</b>	2 Tailboard Doors
<b>Rail Doors:</b>	Serviced by NY Susquehanna & Western Railroad
<b>Column Span:</b>	34.5' x 40'
<b>Asking Rental:</b>	\$13.50 psf nnn
<b>Taxes / CAM:</b>	\$2.75 psf / \$1.19 psf
<b>Occupancy:</b>	Immediate

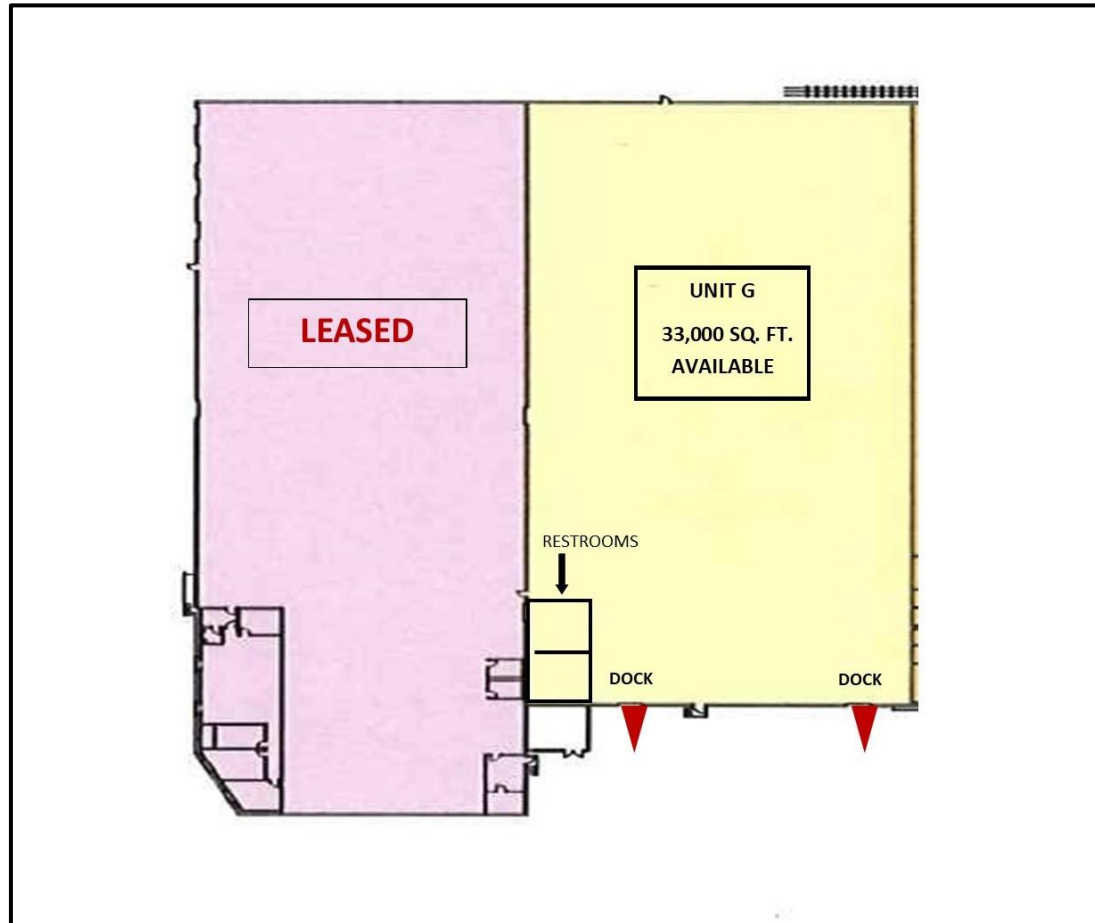
### Overview:

95 Mayhill Street in Saddle Brook is situated in the heart of Bergen County. The space boasts impressive features such as 22' ceilings, 2 loading docks. The unit includes office space to be built, and a property manager is on-site for efficient management. The recent updates to the property include the installation of new LED lights, white box walls, and fresh paint and carpet, enhancing the overall appeal and functionality of the space.



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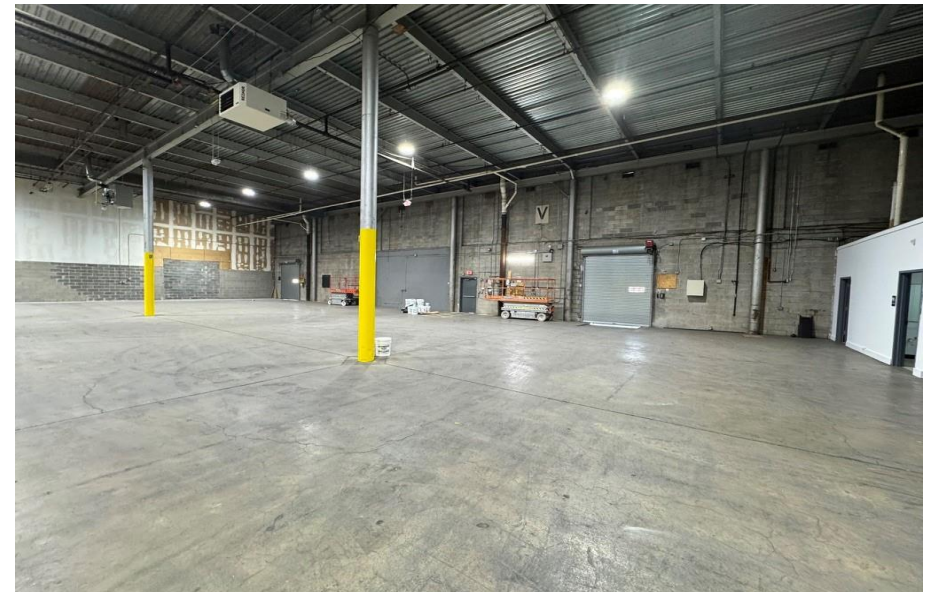
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### PROXIMITY TO KEY LOCATIONS

<b>Ports</b>	28 ± miles	<b>NJ Turnpike</b>	7.3 ± miles
<b>Lincoln Tunnel</b>	14.3 ± miles	<b>G W Bridge</b>	9.5 ± miles
<b>GS Parkway</b>	11 ± miles	<b>Route 80</b>	0.9 ± miles