

FOR LEASE

DIVISIBLE  
TO  
4,000 +/- SF

# 80 SADDLE RIVER AVE. (UNIT C)

## SOUTH HACKENSACK, NJ

8,000 ± SQ FT. INDUSTRIAL UNIT

### CONTACT EXCLUSIVE BROKER

**DAVID KNAPEL**

Mobile (201) 406-7189

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

**STACEY WELLINS**

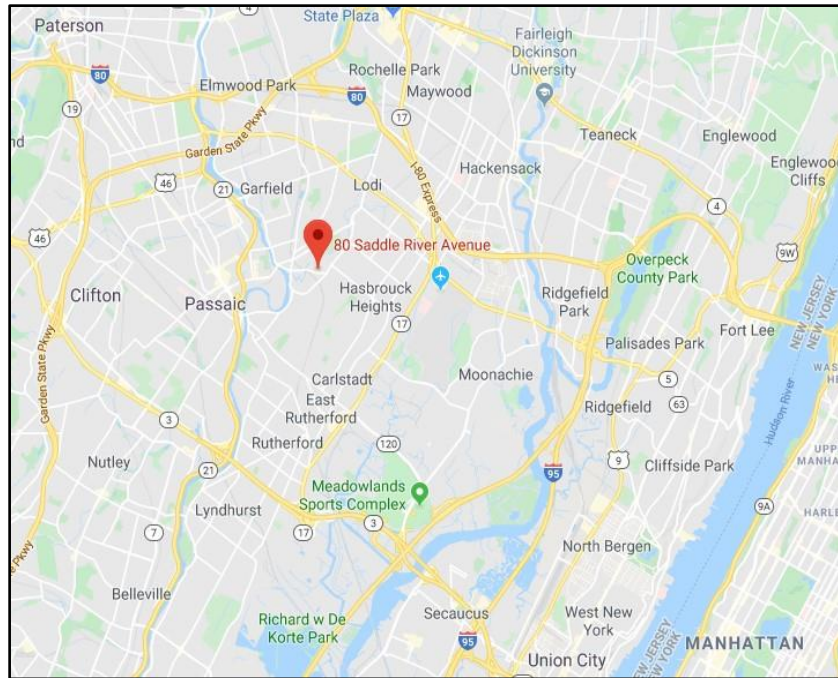
Mobile (914) 907-4095

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



**80 Saddle River Ave.** // SOUTH HACKENSACK, NJ

**Team Resources**, as exclusive agent, is pleased to present this 8,000 +/- sq. ft. warehouse unit for lease. Zoned Commercial.



**PROXIMITY TO KEY LOCATIONS**

GW Bridge: 9 +/- miles      Ports: 15 +/- miles  
 NJ Turnpike: 12 +/- miles      Lincoln Tunnel: 14 +/- miles

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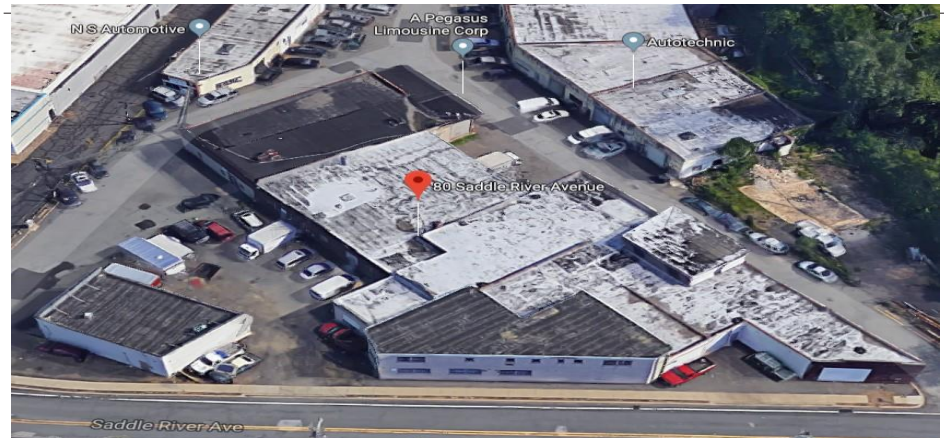
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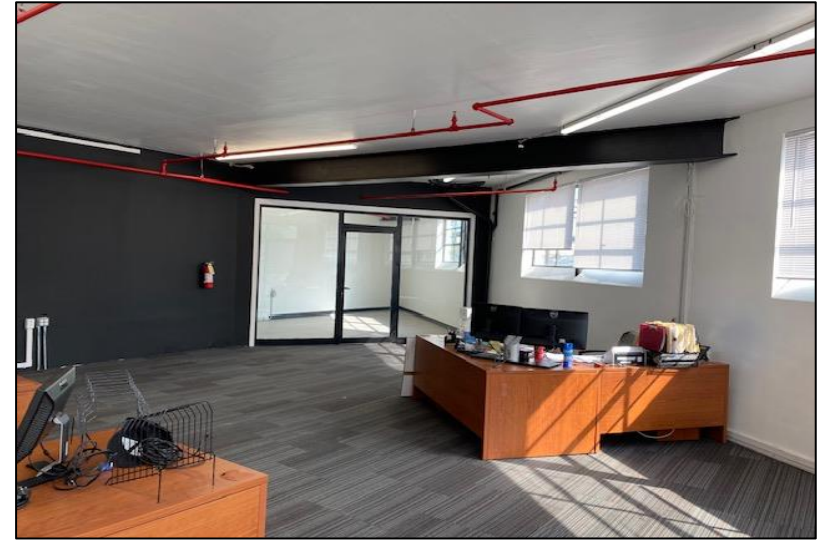
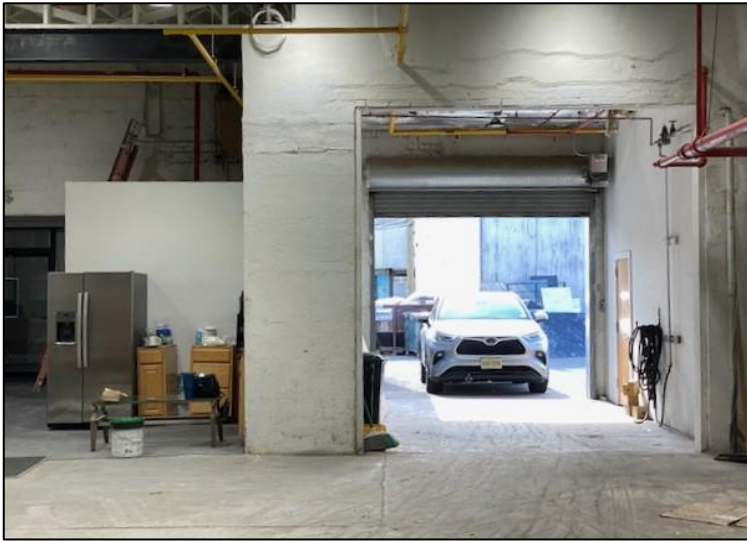
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**Property Description**

<b>Available:</b>	8,000 +/- sq. ft. (Divisible to 4,000 +/- sq. ft.)
<b>Building Size:</b>	24,000 +/- sq. ft.
<b>Acres:</b>	0.65 acres
<b>Ceiling Height:</b>	13'
<b>Loading:</b>	1 drive-in door
<b>Asking Rental:</b>	\$14.95 per sq. ft. gross
<b>Zoned:</b>	Commercial
<b>Occupancy:</b>	Immediate

**Overview:** We're pleased to offer this industrial property on a 0.65-acre lot in the heart in Bergen County, NJ. With Routes 17, 46, I-80 at your doorstep, this convenient location is ideally situated for warehousing & distribution.





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