



COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES
 830 Morris Turnpike, Suite 201, Short Hills, NJ 07078
 (973) 379-6644 • (908) 276-3355 • www.blauberg.com
 Established in 1932 • Local Expertise | Global Reach

2 Bergen Turnpike

Ridgefield Park, New Jersey

±58,000 SF Industrial Warehouse



Property Features

- Total Area: ±58,000 SF
- Two Units Available: ±22,000 SF and ±36,000 SF
- Existing Office: ±2,500 SF
- Ceiling Heights: ±18' – 32'
- Loading: 8 Dock Doors
- Grade Level Doors: 2 Oversized Drive-Ins
- Cranes: Possible
- Zoning: Industrial
- Heat: Gas Suspended/Radiant
- Sprinkler System: Wet System
- Taxes: ± \$2.00 PSF (2016)
- Lease Rate: \$6.50 PSF, Net, Net, Net

Comments

- 1.5 Miles to I-80, Exit 67
- 3 Miles to NJ Turnpike, Interchange 18W
- 7 Miles to New York City via George Washington Bridge
- Paved Lot Available for Parking & Storage
- Additional +/-35,000 SF Lower Level Warehouse Space Available
- Office Space to Suit
- U.S. Route 46 Visibility

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

Christian Walsifer, CCIM
 Senior Director
 973-379-6644 Ext. 137
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David A. Thomas
 Senior Director
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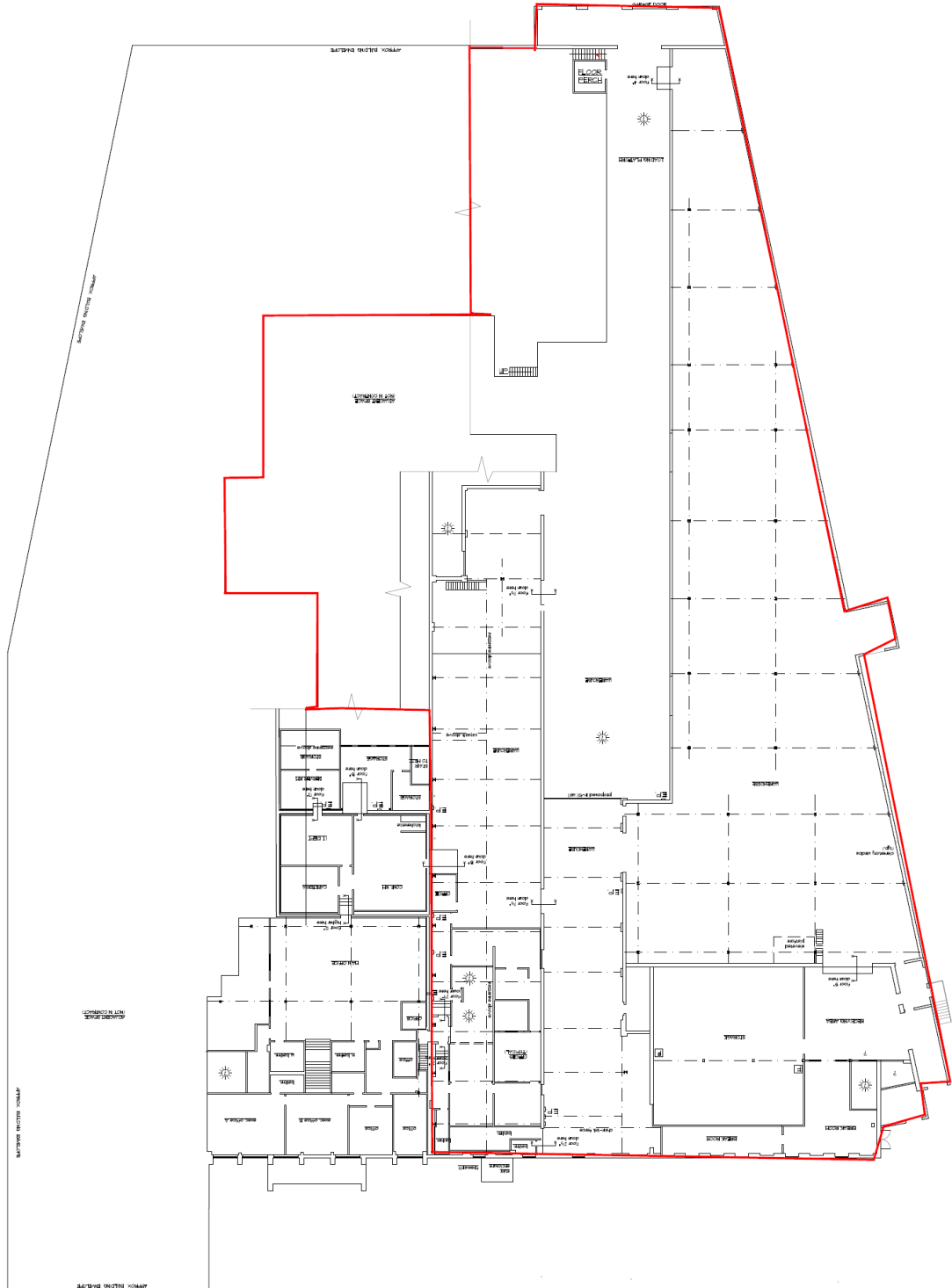
**The
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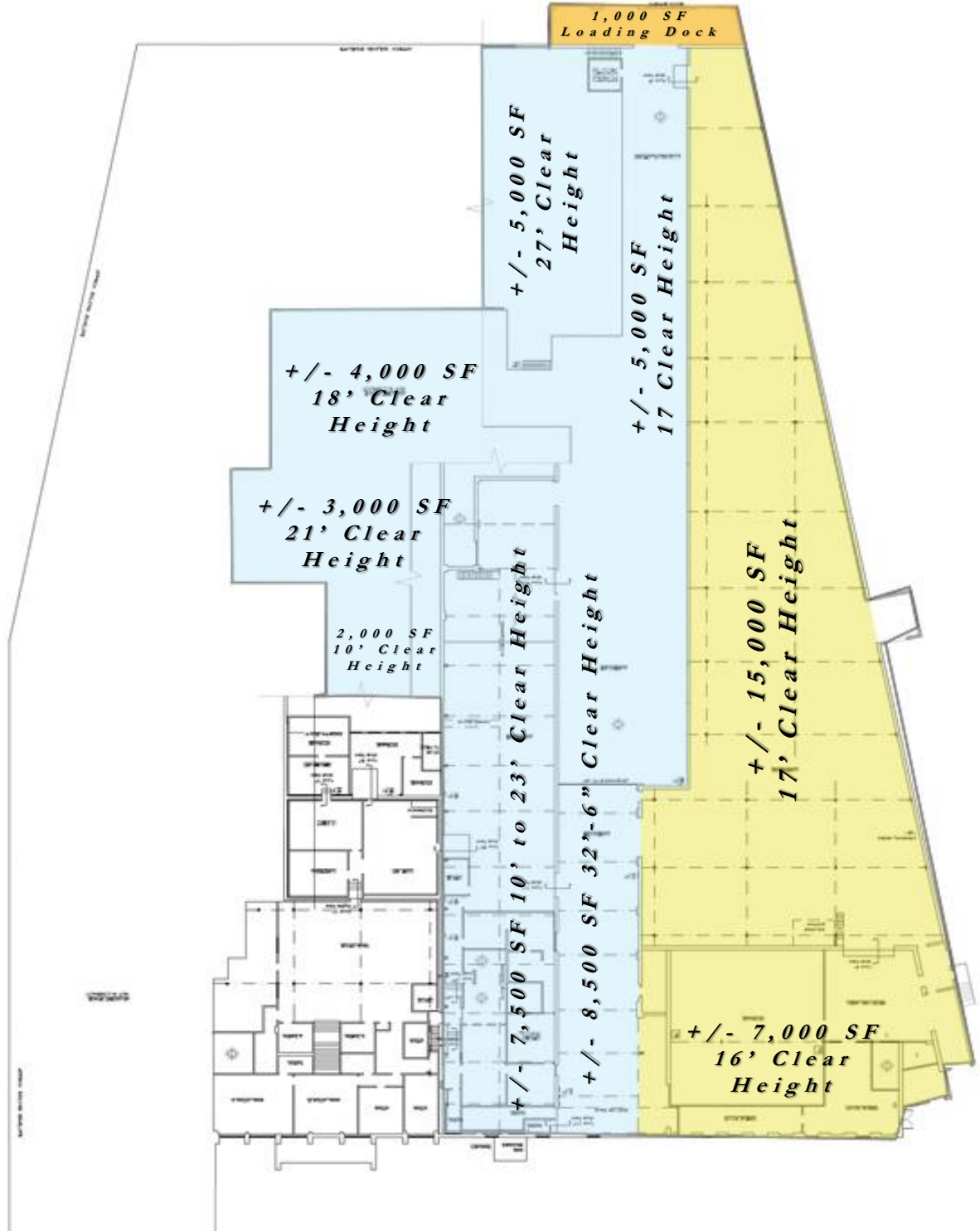
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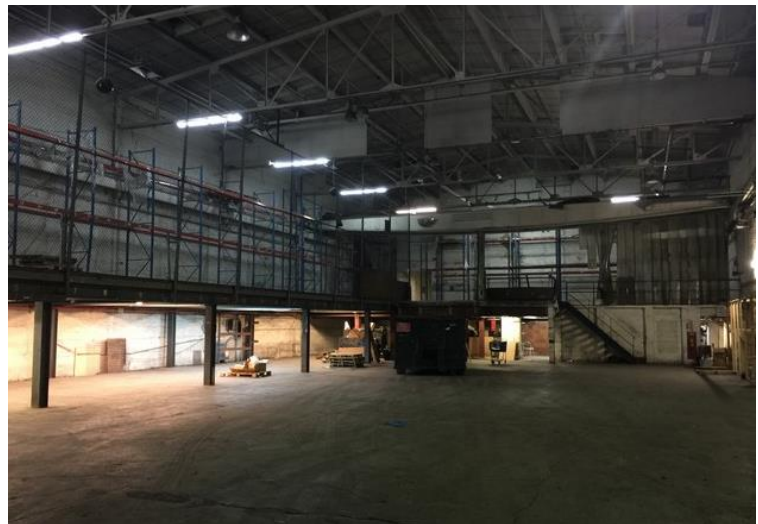
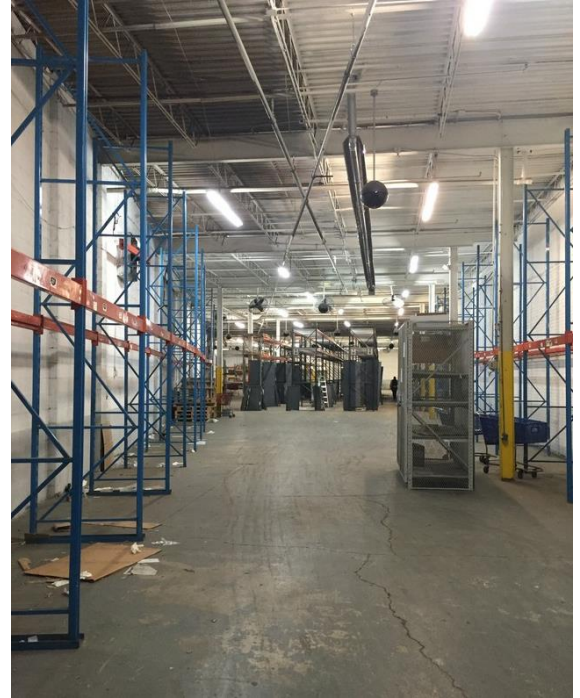


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