



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 Wet System
- 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
cwalsifer@blauberg.com

David A. Thomas
 Senior Director
 973-379-6644 Ext. 125
dathomas@blauberg.com

Michael F. Schipper
 Senior Associate
 973-379-6644 Ext. 146
mfschipper@blauberg.com

John Sawyer
 Sales Associate
 973-379-6644 Ext. 147
jsawyer@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



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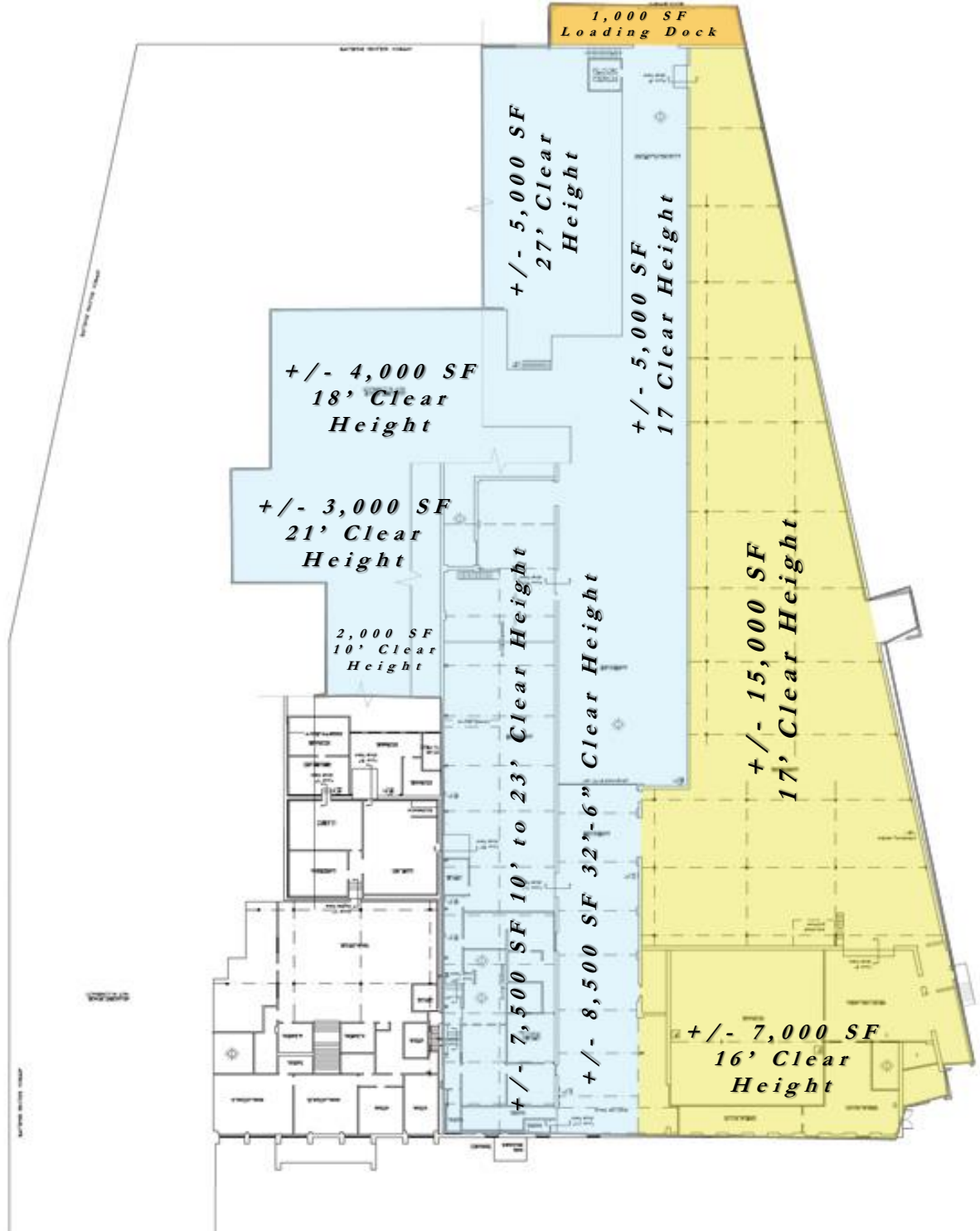
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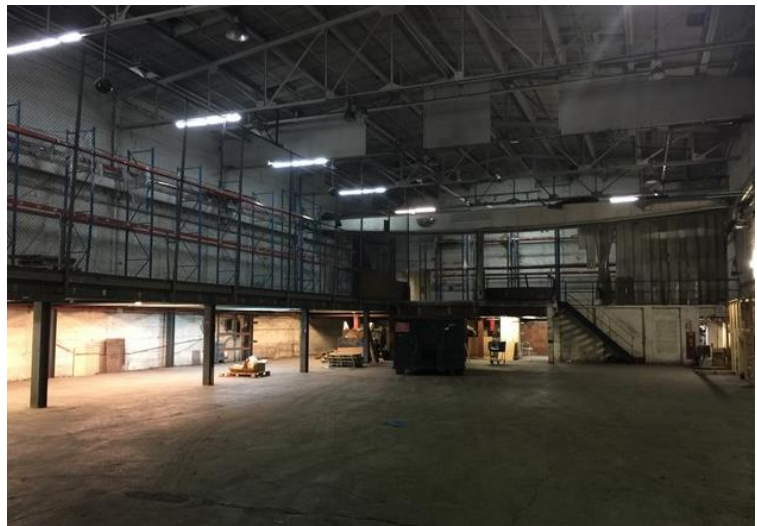
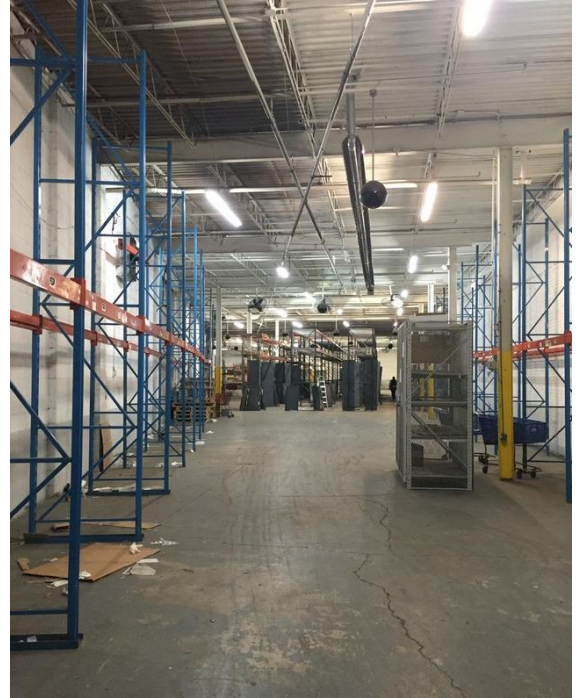
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