



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

FOR LEASE

60 SADDLE RIVER AVE
SOUTH HACKENSACK, NJ

RETAIL / OFFICE

UNIT G - 9,411 Sq. ft. Retail
LEASE PRICE: \$12.75 NNN

UNIT B - 11,700 Sq. ft. Office
LEASE PRICE: \$14.95 NET

CONTACT EXCLUSIVE BROKER

Eric Lewin

Mobile: (201) 832-4569

elewin@teamresourcesinc.com

Jeff Volpi

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Team Resources Inc.
1050 Wall Street West
Lyndhurst, NJ 07071
(201) 438-1177
teamresourcesinc.com



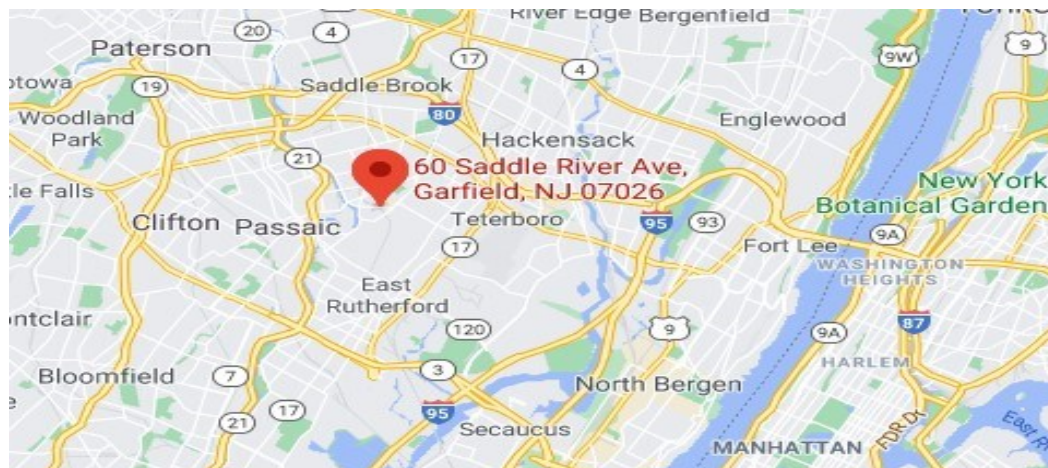
All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



60 SADDLE RIVER AVE, UNITS G & B SOUTH HACKENSACK, NJ

PROPERTY HIGHLIGHTS

- 9,411 +/- Sq. Ft. Flex Retail
11,700 +/- Sq. Ft. Office Space
- 15' Ceilings
- 1 Tailboard Door, 1 Drive-in Door
- Column Span: 32' x 23'
- Ample Parking
- 100% HVAC in Flex Retail Spaces
- Taxes: approx. \$2.10 Per Sq. Ft.
- Insurance: approx. \$0.17 Per Sq. Ft.
- Operating Expenses: approx. \$1.64 Per Sq. Ft.
- Common Utilities: \$0.10 Per Sq. Ft.





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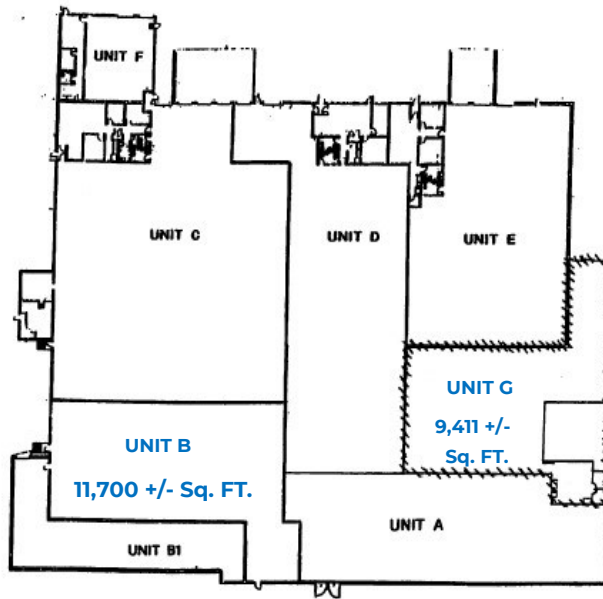
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