



INDUSTRIAL PROPERTY

FOR LEASE

## ±45,000 SQ. FT. INDUSTRIAL DISTRIBUTION CENTER

400-430 County Ave, Secaucus, NJ 07094



**SEAGIS**  
Property Group LP

*For More Information, Contact the Exclusive Brokers*

JASON M. CRIMMINS, CCIM, SIOR | *President* | [jmcrimmins@blauberg.com](mailto:jmcrimmins@blauberg.com) | 973.379.6644 x122

ALESSANDRO (ALEX) CONTE, CCIM, SIOR | *Executive Vice President* | [aconte@blauberg.com](mailto:aconte@blauberg.com) | 973.379.6644 x131

PETER J. MURANO, JR., SIOR | *Senior Executive Director* | [pjmurano@blauberg.com](mailto:pjmurano@blauberg.com) | 973.379.6644 x114

MICHAEL F. SCHIPPER, SIOR | *Senior Executive Director* | [mschipper@blauberg.com](mailto:mschipper@blauberg.com) | 973.379.6644 x146



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



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## LOCATION INFORMATION

Street Address	400-430 County Ave
City, State, Zip	Secaucus, NJ 07094
County	Hudson
Market	Meadowlands
Sub-market	Hudson County
Zoning	Light Industrial (LI-B)

## OFFERING SUMMARY

Lease Rate	\$13.50 NNN
Estimated OpEx	\$2.25 PSF
Availability	Immediate

## PROPERTY HIGHLIGHTS

- ±40,500 Sq. Ft. Industrial Distribution Facility with ±4,400 Maintenance Building
- ±5,150 Sq. Ft. Office/Showroom
- 22' Clear Height
- Four (4) Tailboard Loading Docks
- Two (2) Drive in Doors (12' x 14')
- LED Lighting
- Wet Sprinkler System
- Gas Served Heating Units
- At the Entrance of The New Jersey Turnpike (Exit 16)
- Highway Visibility with Excellent Signage Opportunity up to ±110,000 Vehicles/Day

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**JASON M. CRIMMINS, CCIM, SIOR****President**

C: 973.568.6611

jmcrimmins@blauberg.com

**ALESSANDRO (ALEX) CONTE, CCIM, SIOR****Executive Vice President**

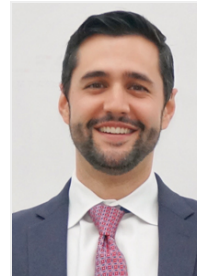
C: 973.432.1648

aconte@blauberg.com

**PETER J. MURANO, JR., SIOR****Senior Executive Director**

C: 973.214.9375

pjmurano@blauberg.com

**MICHAEL F. SCHIPPER, SIOR****Senior Executive Director**

C: 973.936.4173

mschipper@blauberg.com

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