



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

FOR LEASE

297 GETTY AVENUE
PATERSON, NJ

366,000 +/- Sq. Ft.

DIVISIBLE TO:
21,000 - 200,000 +/- Sq. Ft.

LEASE PRICE: \$8.00 NET

CONTACT EXCLUSIVE BROKER

Jeffrey Fulton
Mobile: (201) 362-1015
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Jason Levy
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297 GETTY AVENUE, PATERSON, NJ

PROPERTY HIGHLIGHTS

- 366,000 +/- Sq. Ft. Available in 700,000 +/- Sq. Ft. Complex
- Divisible to: 21,000 - 200,000 +/- Sq. Ft. Units
- On 16.6 Acres of Land
- 10' - 76' Ceilings
- Tailboard Doors & Drive-in Loading
- Ample Parking / 160 Car Indoor Parking
- Office Space to Suit
- Taxes, CAM & Insurance: \$1.30 per sq. ft.
- **UEZ Zone Benefits**

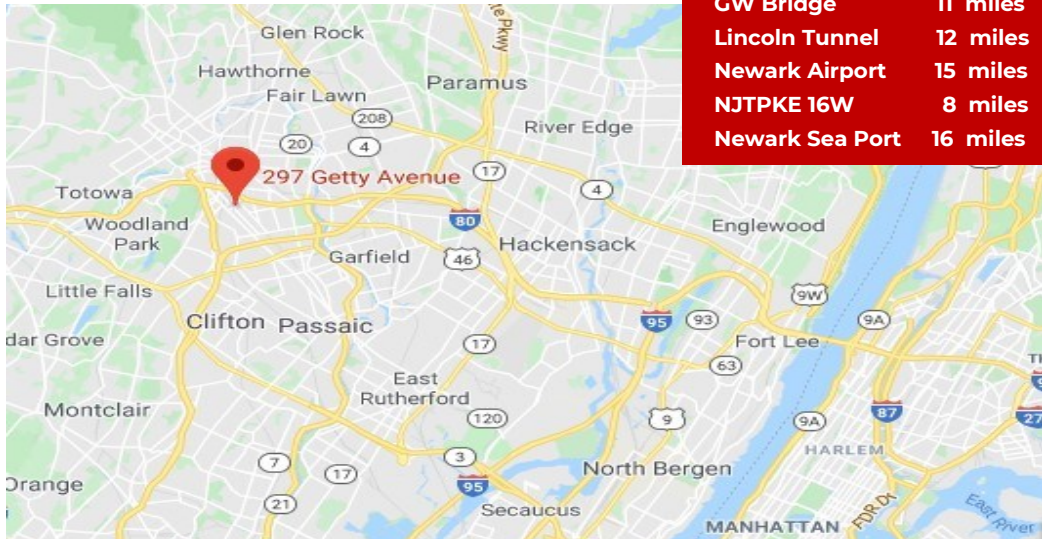


Team Resources Inc.
1050 Wall Street West
Lyndhurst, NJ 07071
(201) 438-1177
teamresourcesinc.com

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.

KEY DISTANCES

CW Bridge	11 miles
Lincoln Tunnel	12 miles
Newark Airport	15 miles
NJTPE 16W	8 miles
Newark Sea Port	16 miles





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Units Available

- 1) 21,000 sf - 12'-16' clear, 4 tailboards
- 2) 23,000sf - 76' clear (plan for 2nd floor)
- 3) 30,000sf - 10' clear, 1 drive-in
- 4) 32,000sf - 10'-20' clear, 1 tailboard
- 5) 60,000sf - 10' clear, 1 drive-in
- 6) 88,000sf - 20' clear, 2 interior doors
- 7) 90,000sf - 10' clear, 2 drive-ins
- 8) 110,000sf - 20' clear, 6 interior doors
- 9) 200,000sf - 20' clear, 8 interior doors



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