



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

FOR LEASE

20-21 WAGARAW ROAD
FAIR LAWN, NJ

AVAILABLE IMMEDIATELY

DIVISIBLE TO:
23,000 - 70,000 +/- Sq. Ft.

LEASE PRICE: UPON REQUEST

CONTACT EXCLUSIVE BROKER

David Knapel
Mobile: (201) 406-7189
dknapel@teamresourcesinc.com

Alex Rosenberg
Mobile: (551) 427-8835
arosenberg@teamresourcesinc.com

Greg Sholom
Mobile: (201) 755-2628
gsholom@teamresourcesinc.com



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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.



20-21 WAGARAW ROAD, FAIR LAWN, NJ



PROPERTY HIGHLIGHTS

- 154,750 +/- Sq. Ft. Available
- Industrial Complex spanning over 30 ac & totaling 750,000 Sq. Ft.
- Divisible to: 23,000 - 70,000 +/- Sq. Ft. Units
- 10' 7" - 13' 4" Ceilings
- Tailboard Doors & Drive-in Loading
- Ample Car & Trailer Parking
- Office Space Available in each Unit
- Taxes & CAM: \$1.60 per sq. ft.

Owned and Managed by





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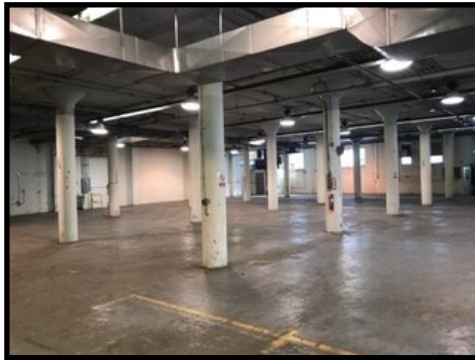
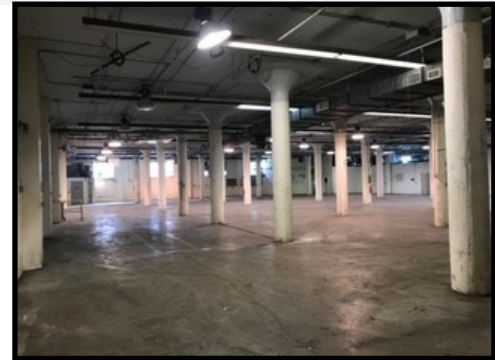
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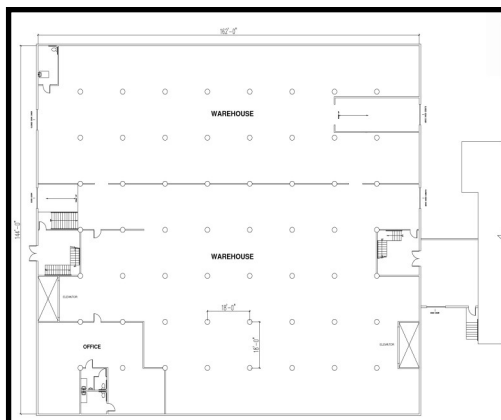
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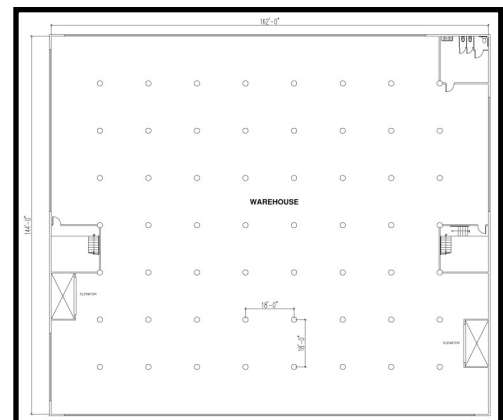
Unit 35 F

Unit #	Square Feet	Ceiling Height	Loading
Unit 35F	23,622 sf	13' Clear	1 TBD & 1 DI
Unit 37 - 1st Flr	29,829 sf	13' 4" Clear	1 TBD & 1 DI
Unit 37 - 3rd Flr	29,829 sf	13' 4" Clear	1 TBD & 1 DI
Unit 30A - 1st Flr	40,000 sf	10' 7" Clear	5 TBD'S
Unit 30A - 2nd Flr	31,470 sf	10' 7" Clear	5 TBD'S
Unit 30A - 1st & 2nd	71,470 sf	10'7" Clear	5 TBD'S

NOTE: Each Unit has a small office.



Unit 37 1st Floor



Unit 37 3rd Floor



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