

39

Paterson Ave. Unit D
Wallington, NJ



FOR LEASE
6,242 +/- SQ. FT.

Exclusive Broker:

Steve Ulin
Senior Vice President



1050 Wall Street West - Lyndhurst, NJ 07071 - 201-438-1177
www.teamresourcesinc.com

Available: 6,242 SF

EXCLUSIVE LISTING
LEASE #21760
INDUSTRIAL

39 Paterson Ave Unit D Wallington, NJ 07057

Location

County **Bergen**

Space

Available **6,242 SF**
Total Bldg **31,660 SF**
Office **1,425 SF**
Divisible **NO**
Available **01/01/2021**
Acreage **1.11**

Pricing

Sale Price
W/H Lease **\$ 12.00/SF**
Office Lease
Taxes **\$ 114,926**
\$ 3.63/SF
CAM **\$ 0.50/SF**

Features

Ceiling Hgt **28 - 0**
Loading TG/DI **0 / 1**
Rail **NO**
Sprinkler **wet**
Heat **gas**
Power **200 amps/ 208**
volts/ 3 ph
Year Built **1988**



Insurance is \$0.28 per sq. ft. Office on mezzanine.



Additional Info

- 1st Floor Plan
- 2nd Floor Plan

Find Out More



Stephen M. Ulin

📞 201.438.1177 x121

📞 201.747.5795

sulin@teamresourcesinc.com



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

FOR LEASE

39 PATERSON AVE. UNIT D
WALLINGTON, NJ

6,242 +/- SQ. FT.

LEASE PRICE: \$12.00 Net

CONTACT

EXCLUSIVE BROKER

Steve Ulin

Mobile: 201-747-5795

sulin@teamresourcesinc.com



39 PATERSON AVENUE UNIT D WALLINGTON, NJ

- 6,242 +/- Sq. Ft. Available
- 1,425 +/- Sq. Ft. of Office Space on mezzanine.
- 28' Ceilings
- 1 Drive-In Door
- 200 Amps, 208 Volts, 3 Phase
- Ample Parking
- Taxes: Approx. \$ 3.63 Per Sq. Ft.
- CAM: Approx. \$0.50 Per Sq. Ft.
- Insurance: Approx. \$0.28 Per Sq. Ft.



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

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.

**39 Paterson Ave. Unit D
Wallington, New Jersey**

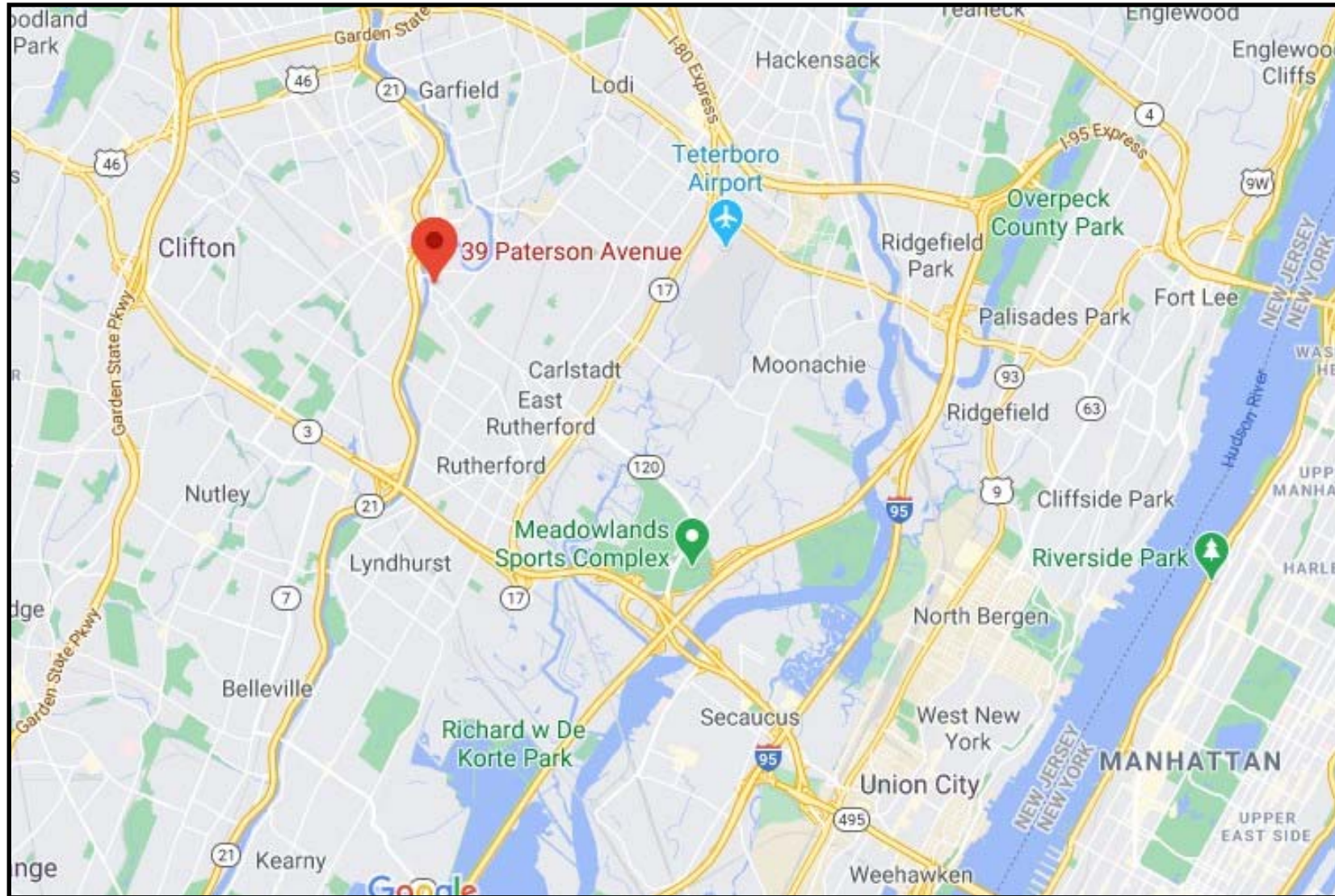


39 Paterson Ave. Unit D
Wallington, New Jersey



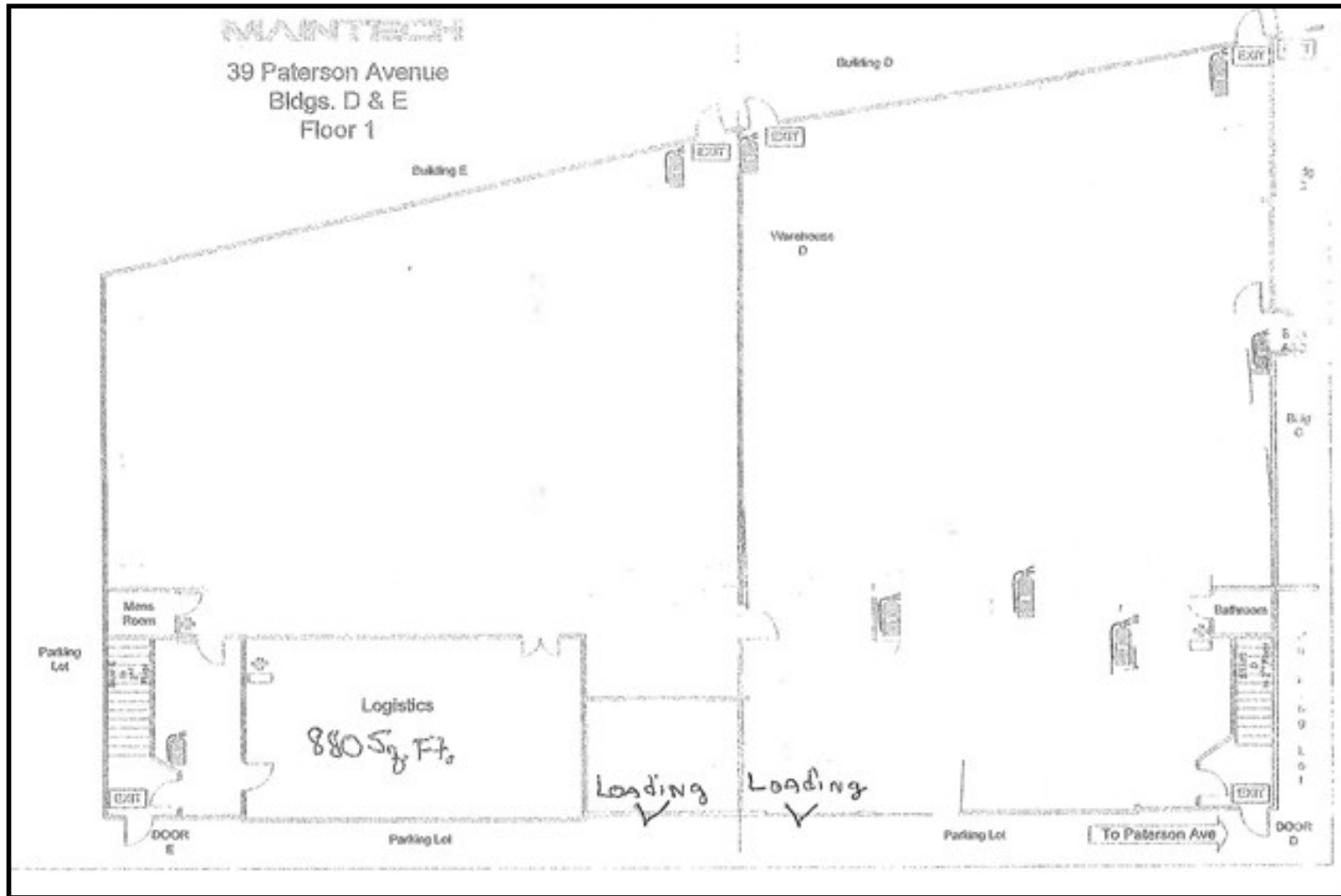
Aerial

39 Paterson Ave. Unit D
Wallington, New Jersey



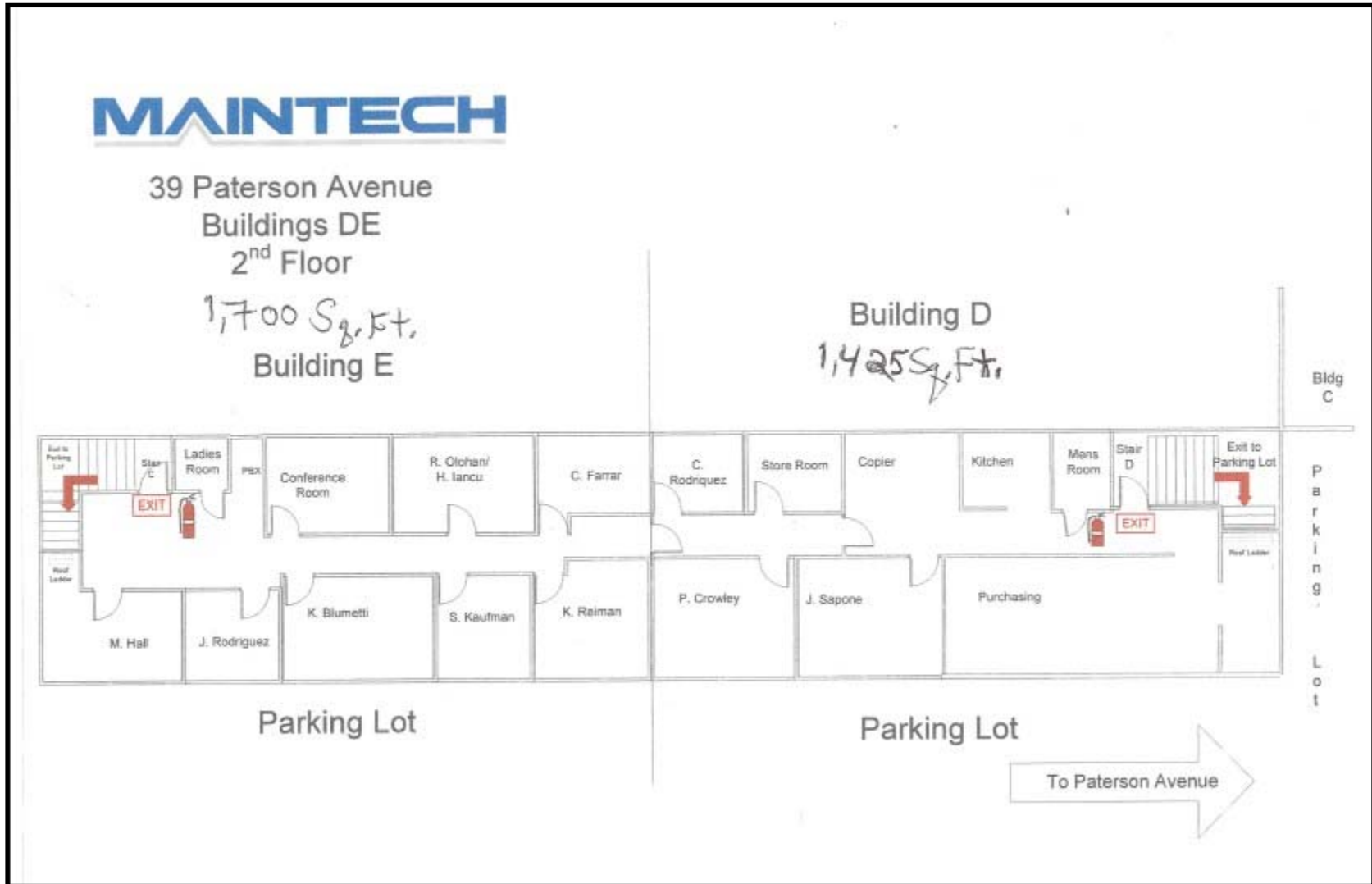
Location Map

39 Paterson Ave. Unit D
Wallington, New Jersey



1st Floor Plan

39 Paterson Ave. Unit D
Wallington, New Jersey



2nd Floor Plan