

7500 West Side Ave



Location: North Bergen Twp
Meadowlands Ind Cluster
Secaucus/North Bergen Ind Submarket
Hudson County
North Bergen, NJ 07047

Building Type: Class C Warehouse
Status: Built 1972
Tenancy: Single Tenant

Land Area: 3.60 AC
Stories: 1
RBA: 110,000 SF

Management: -
Recorded Owner: -

Total Avail: 110,000 SF
% Leased: 100%

Ceiling Height: 20'0" - 21'0"
Column Spacing: 30'w x 42'd
Drive Ins: 3
Loading Docks: 8 int/2 ext
Power: 800a

Crane: None
Rail Line: Yes
Cross Docks: None
Const Mat: Masonry
Utilities: Heating - Gas, Sewer - City, Water - City

For Sale: For Sale at \$10,450,000 (\$95.00/SF) - Active
Expenses: 2001 Est Tax @ \$1.30/sf
Parking: 63 free Surface Spaces are available; Ratio of 0.57/1,000 SF
Amenities: Fenced Lot, Partial Stories Exist

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
	110,000	110,000	0/negot	Negotiable	TBD	Direct

Building Notes

* World headquarters for A&E Products



Andrew Jacobs

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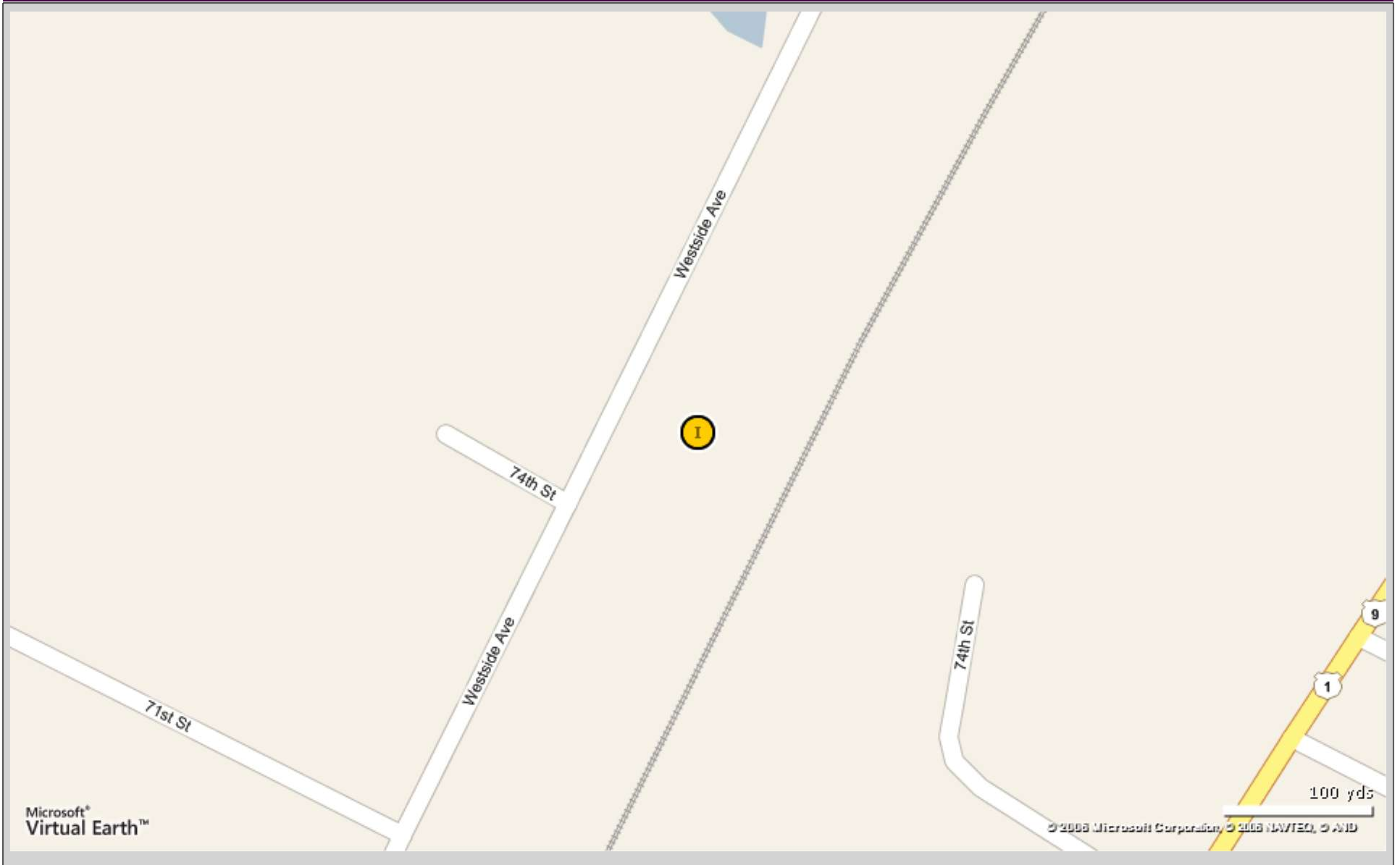


* Rail spur may be added

* Close to Holland & Lincoln Tunnels, as well as the NJ Turnpike and Rt. 10

* Fully fenced

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