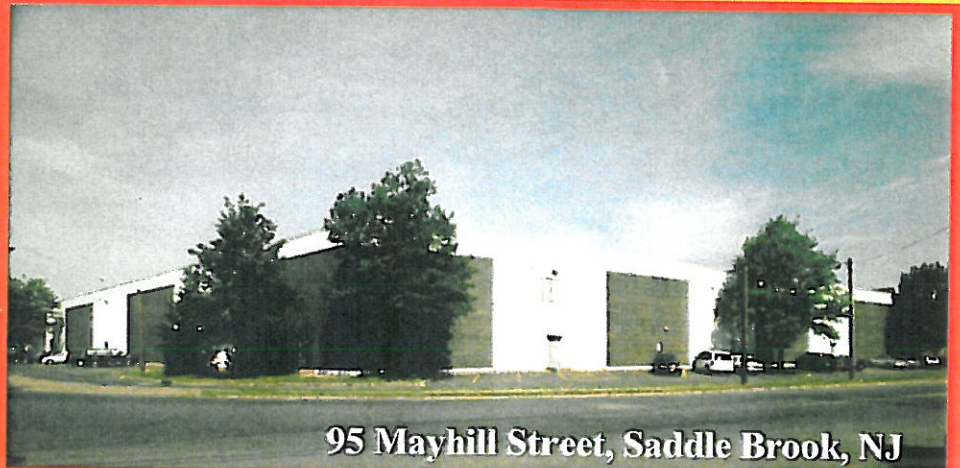
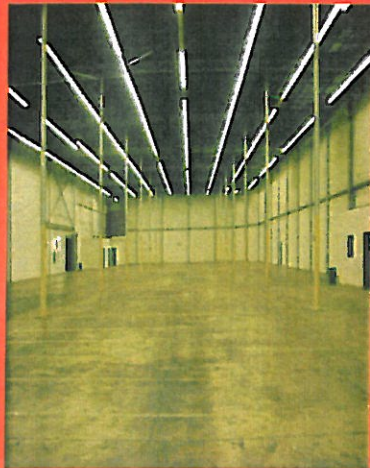


For Lease  
33,000 Sq. Ft.

Starting @ \$5.00 per sq. ft.

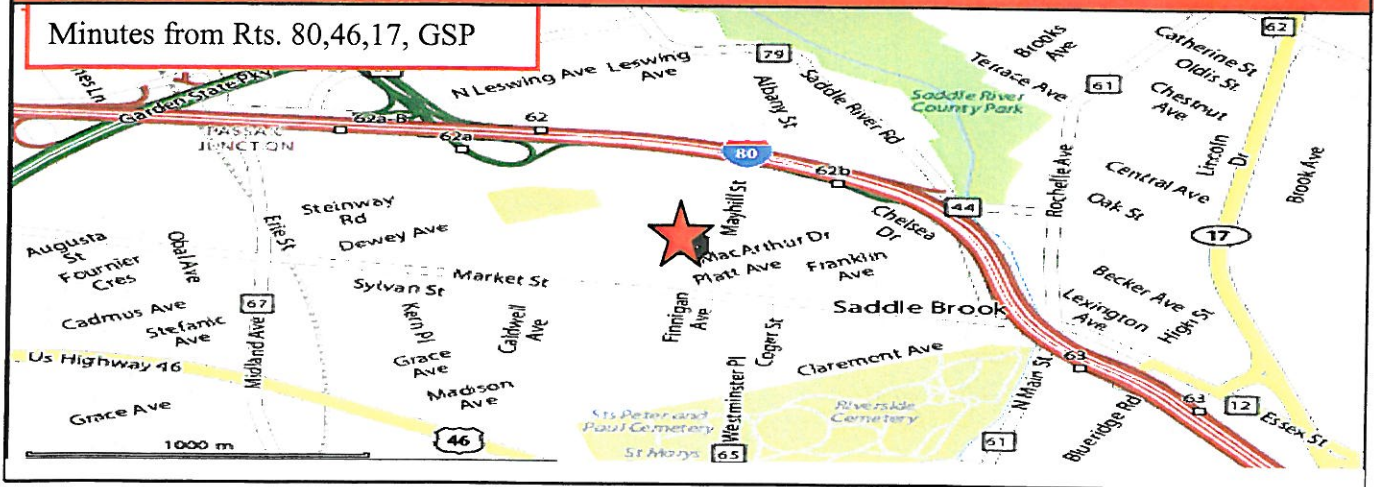
EXCELLENT LOCATION @ Rts. 80, 46 & GSP

Railroad Siding Available



95 Mayhill Street, Saddle Brook, NJ

Minutes from Rts. 80, 46, 17, GSP



For Additional Information Contact:

*Exclusive Broker*

Ronald S. Sholom, Chairman Ext. 210

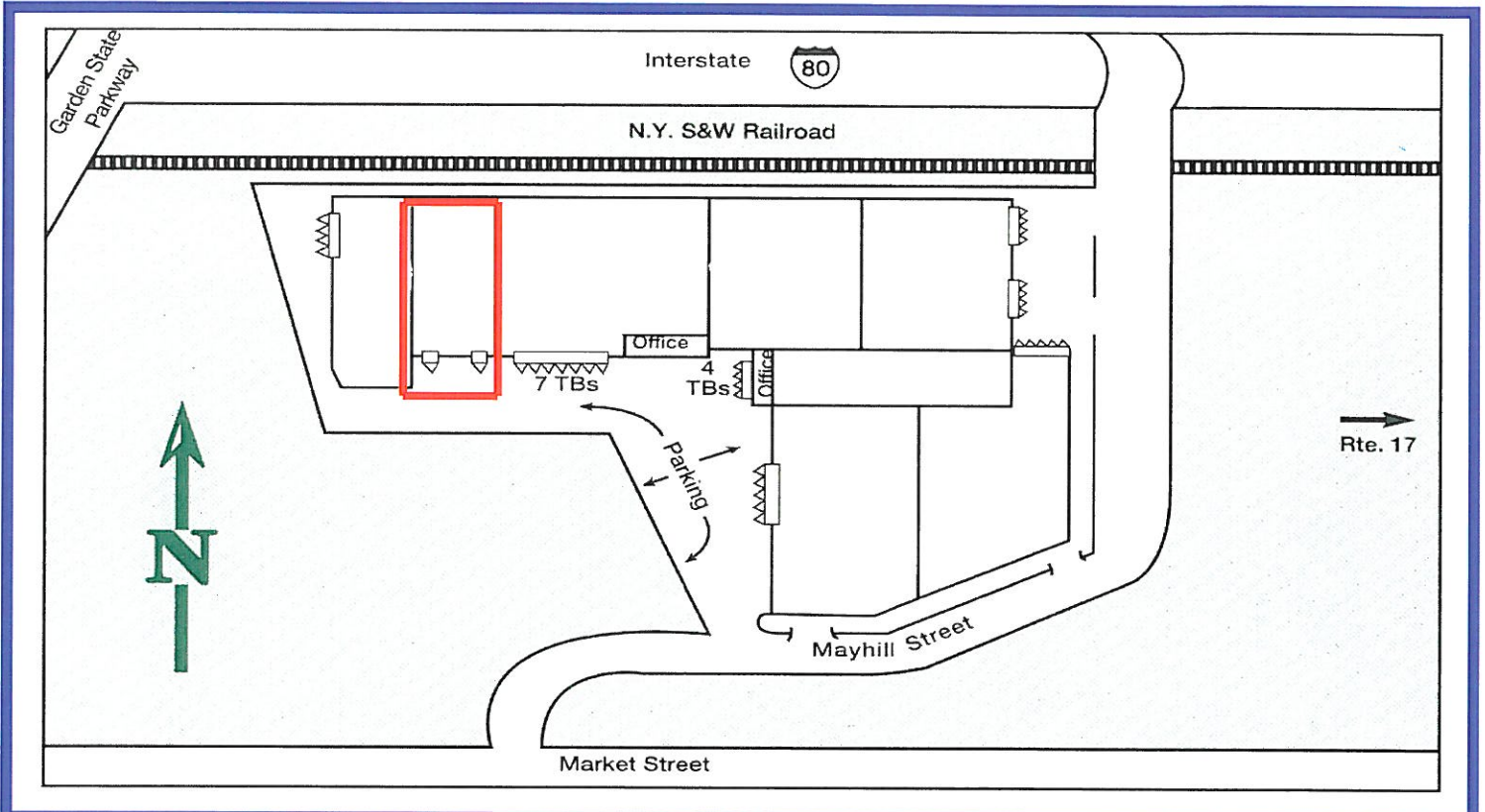
Jeffrey M. Fulton, V.P. Ext. 238

Eric Lewin, V.P. Ext. 233

(201) 288-4500

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. In addition, no representation is made respecting zoning, condition of title or any matters of a legal or environmental nature. Any commissions due cooperating brokers are subject to all of the terms and conditions upon which we and our clients have agreed.

**33,000 Sq. Ft.  
95 Mayhill Street  
Saddle Brook, NJ**



### *Property Description*

- 24' Ceiling Height
- Office To Suit
- 2 Exterior Tailboards
- Rail Siding Available



For Additional Information Contact:

*Exclusive Broker*

**Ronald S. Sholom, Chairman Ext. 210**

**Jeffrey M. Fulton, V.P. Ext. 238**

**Eric Lewin, V.P. Ext. 233**

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## AVAILABLE PROPERTY REPORT

### LOCATION:

ADDRESS: 95 Mayhill Street  
Saddle Brook, NJ 07662  
Bergen

AVAILABLE SQ. FT. : 33,000

BUILDING SQ. FT.: 430,000

ACRES: 15.00

EXISTING OFFICE SPACE: To Suit

CEILING HEIGHT 1: 24'

LOADING:

EXTERIOR TBD: 2

RAIL: Available

PARKING: Ample

POWER: 200 Amps

HEATING: Gas

SPRINKLER: Wet

COLUMN SPACING: 36 x 40

POSSESSION: Immediate

### FINANCIAL:

LEASE PRICE: \$0.00

REAL ESTATE TAXES: \$1.01

### COMMENTS:

**Lease Rate starting at \$5.00 psf**

## **SBWE, INC.**

**Exclusive Broker**

**Ronald S. Sholom, Chairman, Jeffrey M. Fulton, VP or Eric Lewin, VP**  
**201-288-4500**

*Offices in New York & New Jersey*



**95 Mayhill St**  
**Saddle Brook Industrial Centre**



