

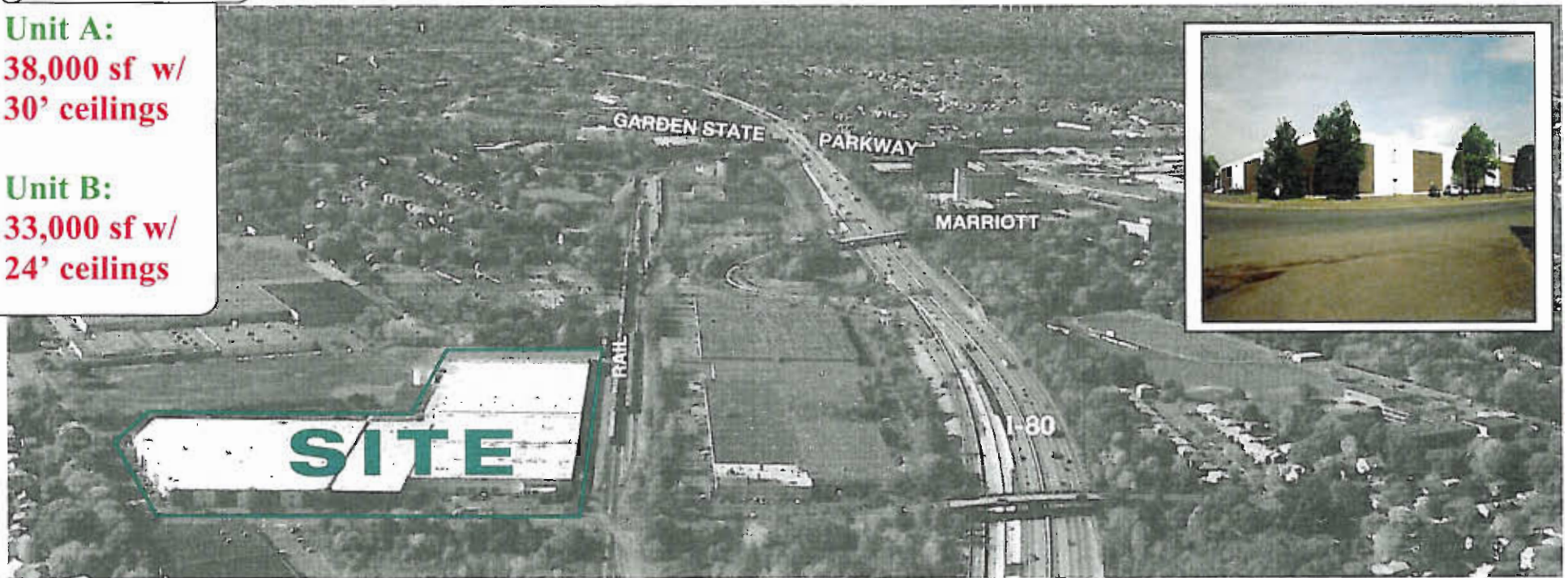
Saddle Brook Industrial Centre

71,000 Square Feet AVAILABLE

Saddle Brook, NJ

Unit A:
38,000 sf w/
30' ceilings

Unit B:
33,000 sf w/
24' ceilings



SAVE - LOW RENT & TAXES

24' - 30' Ceilings, 6 Tailboards & 1 Drive-in, Fenced & on-site security



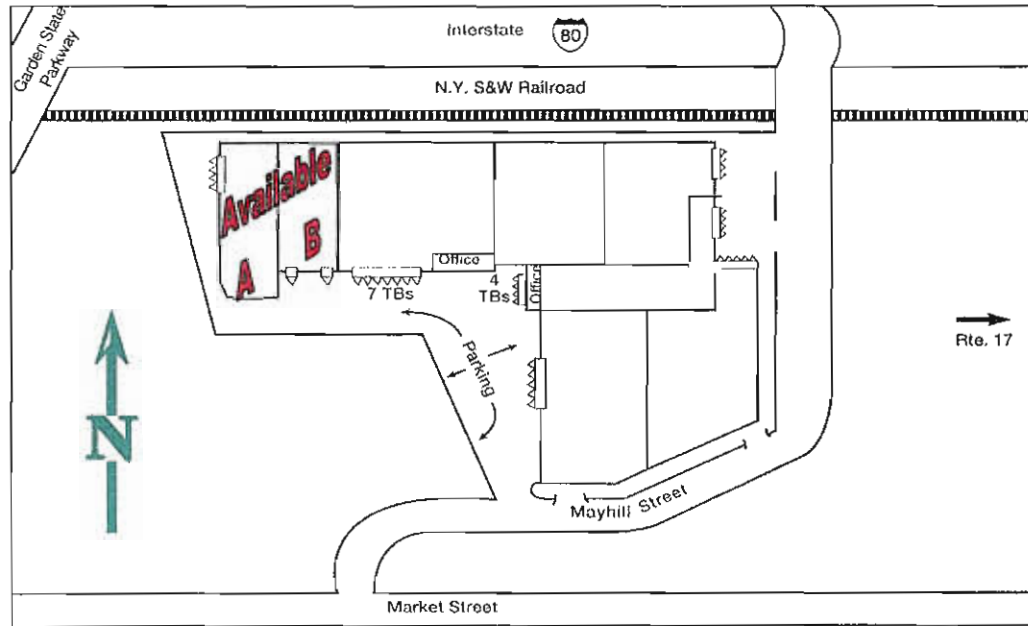
Sholom, Blau, Wellins & Evans, Inc.
411 Route 17, Hasbrouck Heights, NJ 07604
(201) 288-4500 Fax (201) 288-2113

Michael L. Evans, CEO
Jeffrey M. Fulton

(201) 288-4500



IDEAL LOCATION TO SERVICE METRO N.Y., N.J. & THE NORTHEAST



This modern distribution facility is comprised of two components:

- A) 38,000 sq. ft. with 30' Clear Ceiling Height and 4 Tailboard Loading doors and 1 Drive-In.**
- B) 33,000 sq. ft. with 24' Clear Ceiling Height and 2 Tailboard Loading Doors**

The facility is gas heated, wet sprinkled and has heavy floor loads

NEW ROOF

Column Span: 36' x 40'

On-Site Building Mgt. - Public Transportation & Local Amenities



SBWE Exclusive Brokers
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For additional information contact
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Fax: 201-288-2113
Website: www.sbwenj.com

AVAILABLE PROPERTY REPORT
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413036

LOCATION:

ADDRESS: 95 Mayhill Street
TOWN: Saddle Brook
COUNTY: Bergen
STATE: NJ
ZIP: 07662

BUILDING FACTS:

AVAILABLE SIZE: 71000
TOTAL BLDG: 403000
ACRES: 15.00
EXIST.OFF.SPACE: 500
CEILING HEIGHT 1: 30
CEILING HEIGHT 2: 24
LOADING:
EXTERIOR TBD: 6
INTERIOR TBD: 0
DRIVE IN DRS: 1
RAIL: 1
PARKING: 30
POWER: Ample
HEATING: Gas
SPRINKLER: Wet
COLUMN SPACING: 36 X 40
POSSESSION: 30 Days

FINANCIAL:

SALE PRICE PER FT.: \$ 0.00
LEASE RATE PER FT.: \$ 6.75
REAL ESTATE TAXES: \$ 0.96

COMMENTS:

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SBWE, INC.
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Offices in New York & New Jersey

