

# AVAILABLE FOR LEASE

## 27,058 S.F. WAREHOUSE

**13-B DIVISION STREET  
FAIRVIEW, NJ**

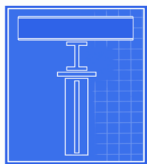


|                            |   |                         |                             |
|----------------------------|---|-------------------------|-----------------------------|
| <b>Space Available:</b>    | 27,058 s.f.   | <b>Drive In:</b>        | One                         |
| <b>Ceiling Height:</b>     | 18' clear   | <b>Loading Dock:</b>    | 3 Tailgate Loading Docks    |
| <b>Sprinklers:</b>         | Wet System  | <b>Office:</b>          | 1,200 s.f. constructed 2012 |
| <b>Power:</b>              | 1,000 amps approx.  | <b>Column Spacing:</b>  | 20'X42'                     |
| <b>Lease Term:</b>         | Five Year   | <b>Real Estate Tax:</b> | \$1.84 s.f. (2015)          |
| <b>Rental Rate:</b>        | \$7.50 / s.f. NNN   | <b>Availability:</b>    | 4th Quarter, 2016           |
| <b>Heat:</b>               | Individual Gas Fired Unit Heaters in warehouse. Gas Forced Hot Air in Office. |                         |                             |
| <b>Estimated Expenses:</b> | Fire Insurance, Water, Sewer, Snow \$0.40 /s.f. (Approx.)                     |                         |                             |
| <b>Security Deposit:</b>   | Three (3) Months  |                         |                             |

**Comments:** New warehouse lighting 2013; sprinkler renovated 2012; upgraded electric service 2013; new roof-white TPO roof installed 2010. Division Street is the last street in Fairview, bordering on North Bergen. The building is just off Broad Avenue (which becomes Tonnelle Avenue in North Bergen) midway between the George Washington Bridge and Lincoln Tunnel and is convenient to all major transportation.

**Exclusive Broker: T. Bonanno (201) 833-2600 ext. 203**

Visit our website for more information and photos: [www.tryonman.com](http://www.tryonman.com)



**TRYON MANAGEMENT CORP.**  
INDUSTRIAL REAL ESTATE MANAGEMENT

107 W. Tryon Avenue  
Teaneck, NJ 07666  
P (201) 833-2600, F (201) 833-2653, C (201) 679-8862  
E-mail: [tryonmanagement@optimum.net](mailto:tryonmanagement@optimum.net)

**LICENSED REAL ESTATE BROKER**

All information furnished regarding property for lease is from sources deemed to be reliable. No representation is made to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental, withdrawal or other conditions without notice.