



**VERY
CLEAN
USABLE
SPACE**



22,800 SF FOR LEASE
Warehouse / Office / Showroom

*For more information
please contact:*

Mitchell Marcus

MARCUS ASSOCIATES, LLC

**90 MAIN STREET
HACKENSACK, NJ 07601**

PHONE 201.342.3900

EMAIL:

mwmarcus@marcusassoc.net

ONLINE:

www.marcusassoc.net

-OR-

Jeff Chaus

Chaus Realty

**201-288-8818 or
cell # 201-723-9440**



ADDRESS: 560 Jefferson Avenue, Secaucus, NJ, Hudson County	CEILING HEIGHTS: 17-1/2' in warehouse
TAX LOT: Block 32, Lot 1.01	LOADING: 2 Tailgate positions with covered loading platform adequate for 3-5 trucks
TOTAL BUILDING SIZE: 82,000 Sq. Ft.	POWER: 600 +/- amps for 28K unit
TOTAL AVAILABLE: 22,800 SF Unit in front of building	UTILITIES: All utilities separately metered except water is common meter
SQ. FT SUMMARY Warehouse: 19,200 SF Office: Approx. 3,600 SF	PARKING: Currently 40 - 70 Spaces, expandable
SITE SIZE: 5.35 acres	ZONING: HMDC Zone "A" - Light Industrial & Distribution
YEAR BUILT: 1957	FIRE SUPPRESSION: 100% Wet system
DIMENSIONS OF AVAILABLE UNIT: 204' x 102'	COLUMN SPACING: 20' x 40'
CONSTRUCTION Walls: Steel and Masonry Columns: Steel Columns Floors: Concrete Roof: Under Warranty- part asphalt, part EPDM	HEATING: Gas fired, ceiling hung units in warehouse
COMMENTS: <ul style="list-style-type: none"> • Off of County Avenue and 1/2 mile to NJ turnpike • Building exterior freshly repainted 2011 	AIR CONDITIONING: Office areas only
	PRICING: Lease at \$6.75 PSF, net
	TAXES & CAM: \$2.34 PSF (CY2014 estimated)

Although all information furnished regarding property for sale or lease or regarding financial terms is from sources deemed reliable, such information has not been verified and no express representations are made nor are any to be implied as to the accuracy thereof; all information and data is submitted subject to errors, omissions, change of price, rental terms or any other conditions, prior sale, lease and/or withdrawal without notice.