

Industrial Warehouse Available

2220 91st Street
North Bergen, New Jersey

Location: 2220 91st Street
North Bergen, NJ

Space Available: 23,698 SF

Rental: Upon Request

Possession: Immediate

Term: 5 years minimum

Floor Load (Warehouse): 250 lbs psf

Clear Ceiling Height: 14'-8" at low pt
9'-5" height at loading area

Column Spacing: 20'-0" by 40'-0"

Loading Docks:

One (1) 8' x 8'
Exterior Loading Door

Utilities:

The unit is separately metered for gas and electric. Submetered for water.

Comments:

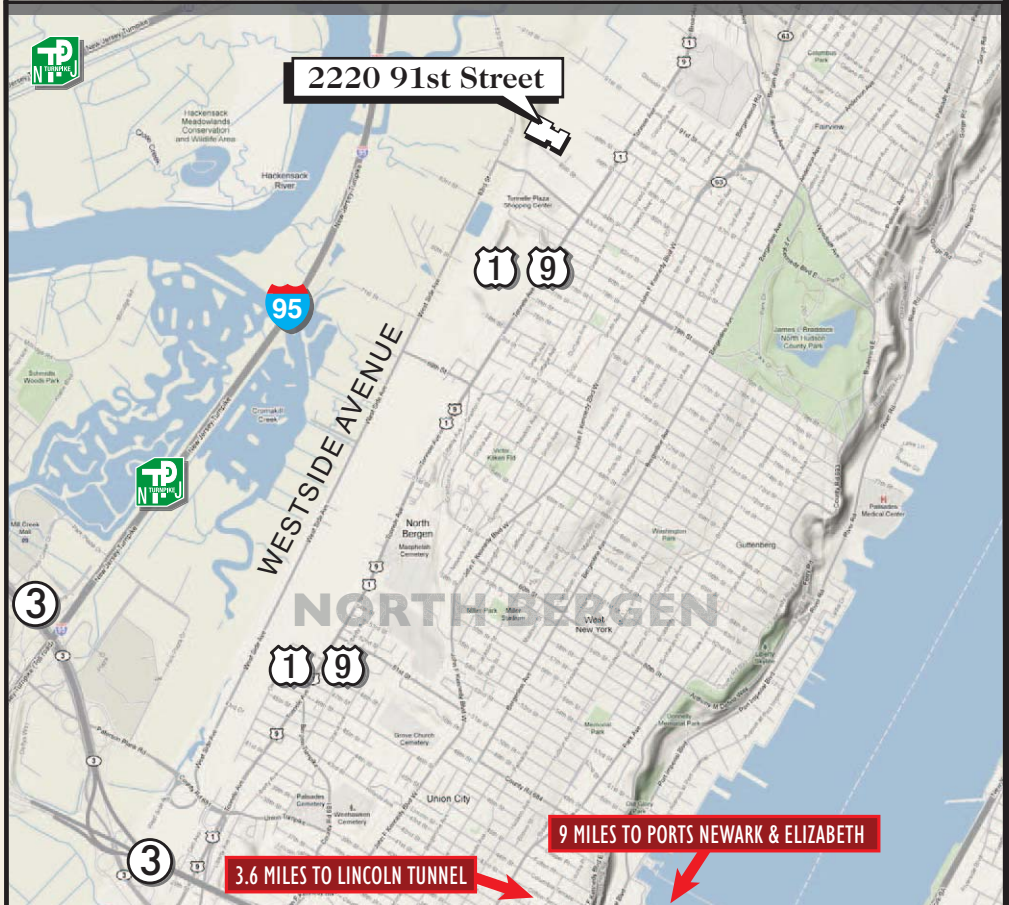
- Excellent distribution facilities with access to all major truck routes.
- Prime industrial building located off Route 1 & 9. The building is within minutes of Manhattan and Newark International Airport. The Garden State Parkway, Routes 17, 46, 1 & 9, and arteries to I-80, I-95 and I-280 are easily accessible.
- The building is located within an Urban Enterprise Zone (UEZ). In addition to being located within the UEZ zone, the Business Employment Incentive Program (BEIP) and Business Relocation Assistance Grant Program (BRAG) are available from the State of New Jersey to tenants that qualify.

Economic Incentives:

- The Business Employment Incentive Program (BEIP) and Business Retention & Relocation Assistance Grant Program (BRRAG) are available from the State of New Jersey to tenants that qualify in addition to other incentives. Visit www.njeda.com to see the complete list of incentives available.

Move Your Warehouse **closer** to Manhattan
NORTH BERGEN – direct access to **1 9**

Area Provider: PSE&G • Multiple Fiber Providers



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For leasing information, please contact:

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Hartz Mountain Industries, Inc.
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Phone: 201.348.1200 • Fax: 201.348.4358
www.hartzmountain.com



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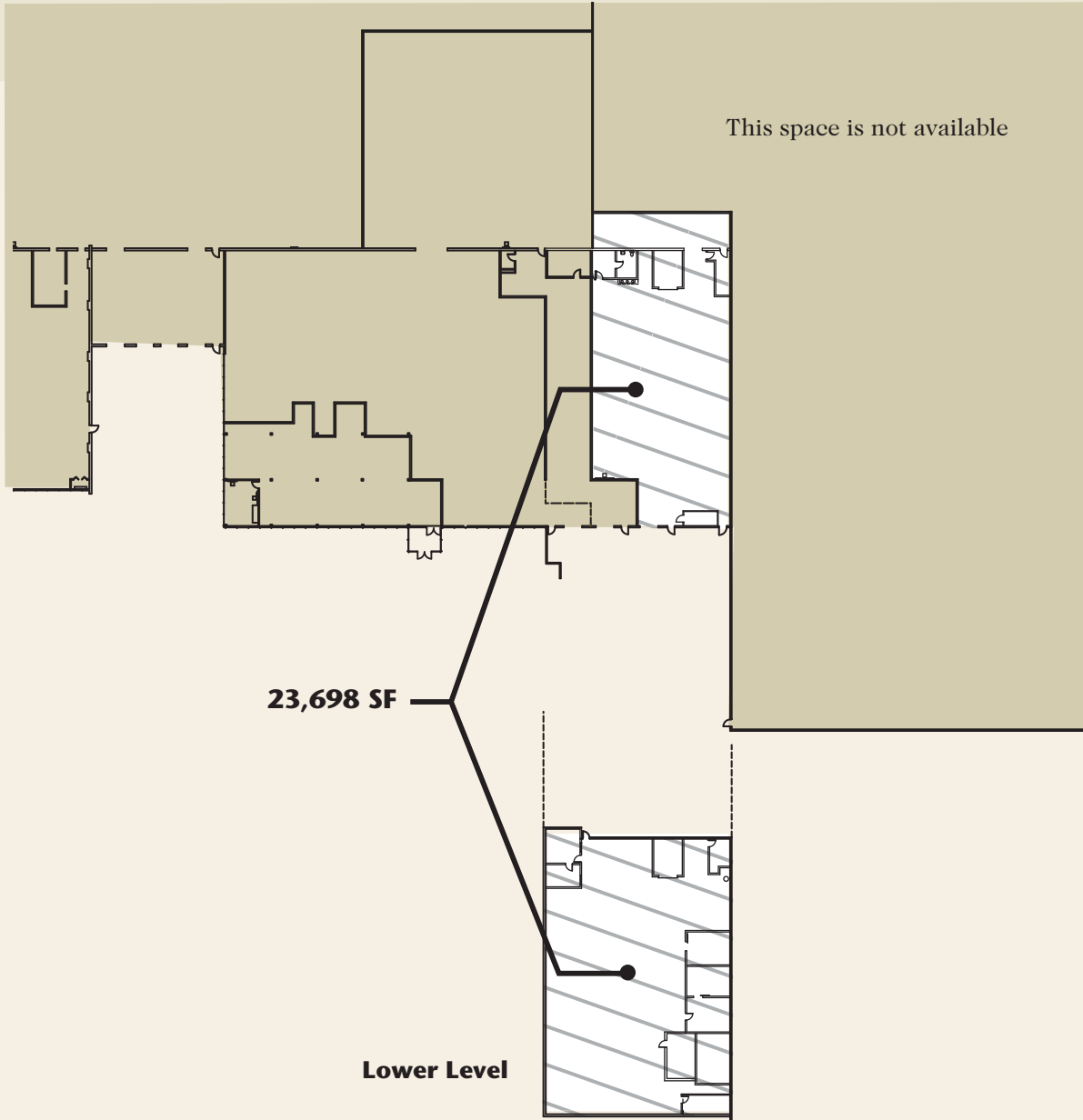
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- FLOOR LOAD: 250 LBS PSF
- 1 – 8' X 8' EXTERIOR DOORS



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