

FOR LEASE

284,347 ± SQ FT . | WAREHOUSE/DISTRIBUTION FACILITY

11 Taft Road
Totowa, NJ 07512

CONTACT EXCLUSIVE BROKER

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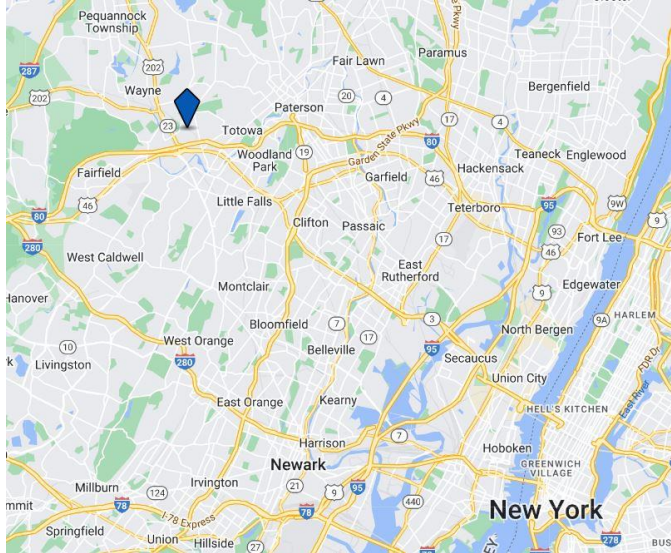
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11 Taft Road // TOTOWA , NJ

Team Resources, as exclusive agent, is pleased to present this prime warehouse and distribution facility conveniently located one mile from Route 46 and two miles from Route 80. This recently renovated property boasts a 1.6 MEG solar system, 750 KVA Kohler diesel backup generator, high ceilings, exceptional parking, 40' x 40' columns and an abundance of loading docks. **Available Immediately.**



PROXIMITY TO KEY LOCATIONS

Port Newark	21 +/- miles	Route 80:	2 +/- miles
Lincoln Tunnel	16 +/- miles	Route 46:	1 +/- miles
NJ Turnpike	11 +/- miles	Route 287:	10 +/- miles
GW Bridge	19 +/- miles	Commuter Rail:	2 +/- miles

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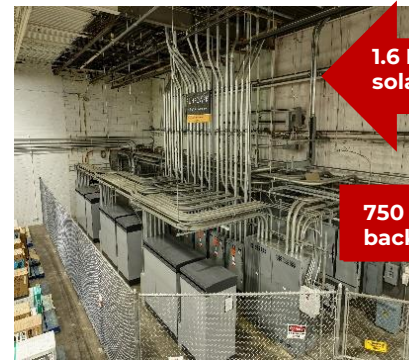
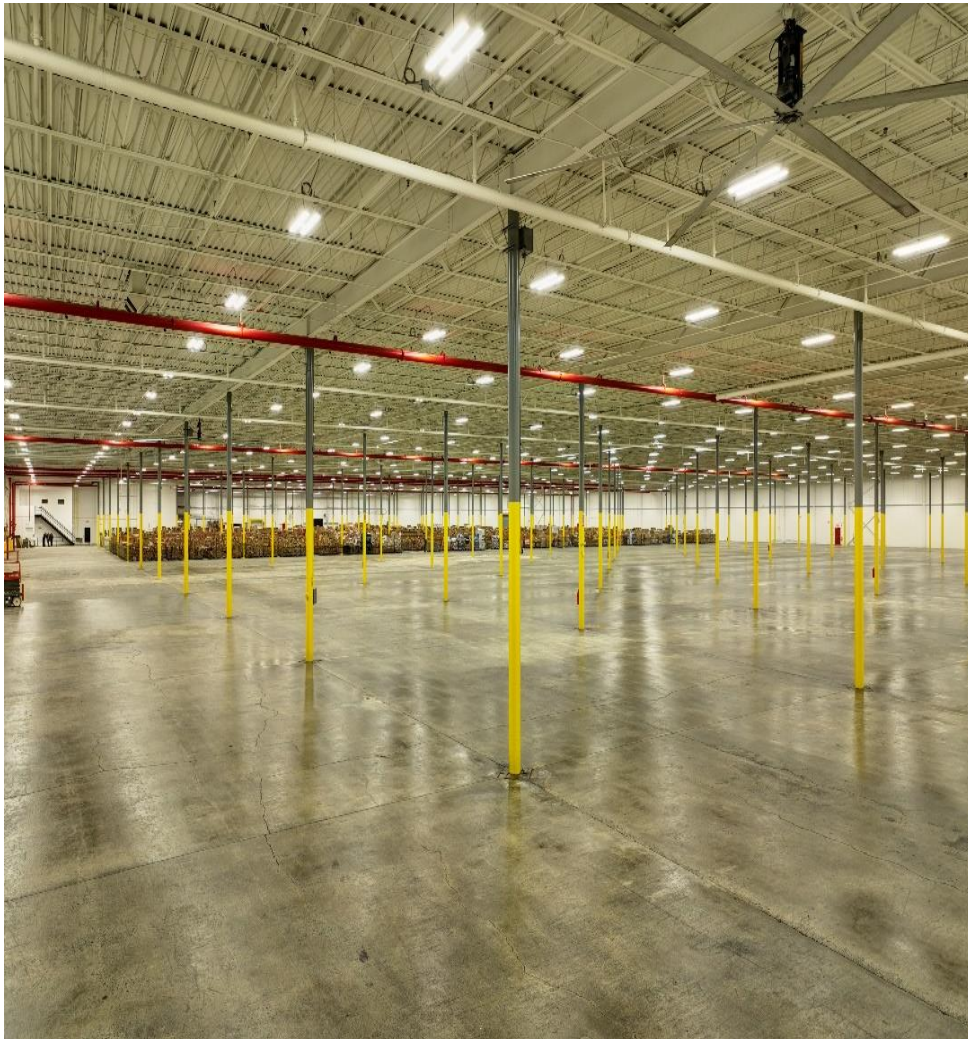
Property Description

Acreage:	19.5 acres – Secured Site Ideal for Outside Storage
Available Space:	284,347 +/- sq. ft. *2,110 +/- sq. ft. storage bldg. included
Office Space:	13,697 +/- sq. ft. includes 1,847 +/- sq. ft mezzanine space
Temperature Controlled Space:	28,123 +/- sq. ft.
Ceiling Height:	25' clear
Loading Doors:	55 exterior & 1 interior door 11 of which are 10' x 9'
Parking:	225 cars / 92 trailers (Expandable)
Sprinkler:	ESFR
Power:	3,000 amps – 1.6 MEG roof mounted solar system and a 750 KVA Kohler Diesel backup Served by PSEG Class H substation
Gas:	3" main gas line
Lease Price:	\$15.00 per sq. ft. NNN
Taxes / Insurance:	Approx. \$1.34 p.s.f. / approx. \$0.41 p.s.f.

11 Taft Road // TOTOWA, NJ

New State of the Art upgrades:

- New Motion Sensor LED RAB Lighting
- Newly paved parking with new Concrete Pad with truck court
- Freshly painted interior
- 11 New 10' x 9' tailboard loading doors
- Exterior facade work completed, freshly painted
- 750 KVA Diesel backup Generator

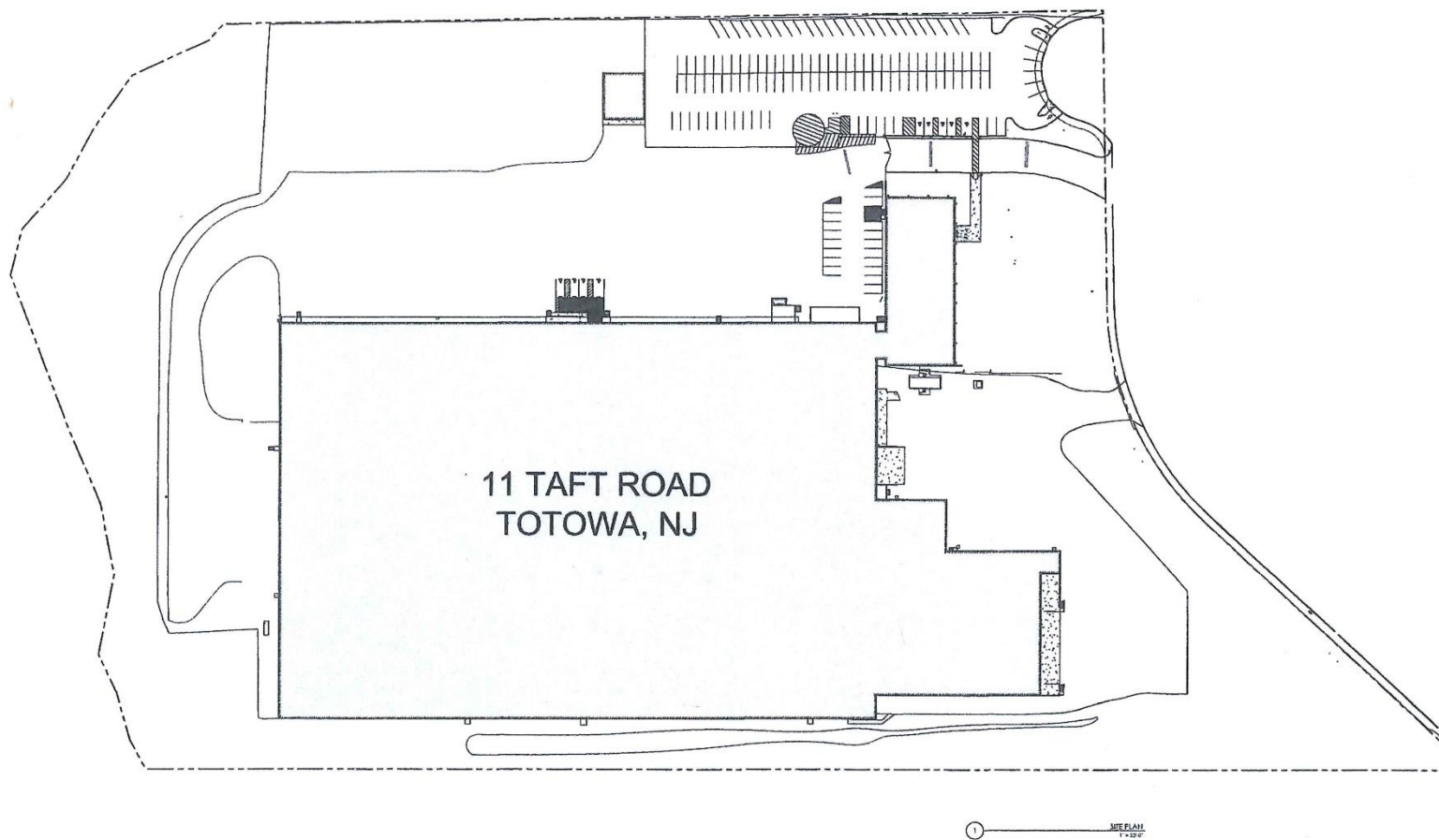


1.6 MEG roof mounted solar system

750 KVA Kohler diesel backup Generator



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