

## 3200 Liberty Avenue, North Bergen, New Jersey

MOMENTS FROM THE HELIX OF THE LINCOLN TUNNEL



NOT IN FLOOD ZONE

### +/- 14,700 SF AVAILABLE - UNIT 5LN

- » 7 MINUTES FROM MIDTOWN MANHATTAN
- » AT THE NJ TURNPIKE & ROUTE 3
- » NEW LED LIGHTING

#### FEATURES

- » +/- 14,700 Ground Floor
- » +/- 800 SF Office
- » +/- 22' Clear Ceiling
- » 1 Oversize Drive-In
- » 3 Trailer Loading Positions
- » Wet Sprinkler
- » Parking: +/- 15 cars
- » Rent: Upon Request
- » Taxes: \$1.82 PSF (2023)
- » CAM & Insurance: \$1.34 PSF (est)
- » Occupancy: Immediate
- » Additional space may be available

#### CONTACT EXCLUSIVE BROKER:

**Gary Capetta - 212.277.7504**

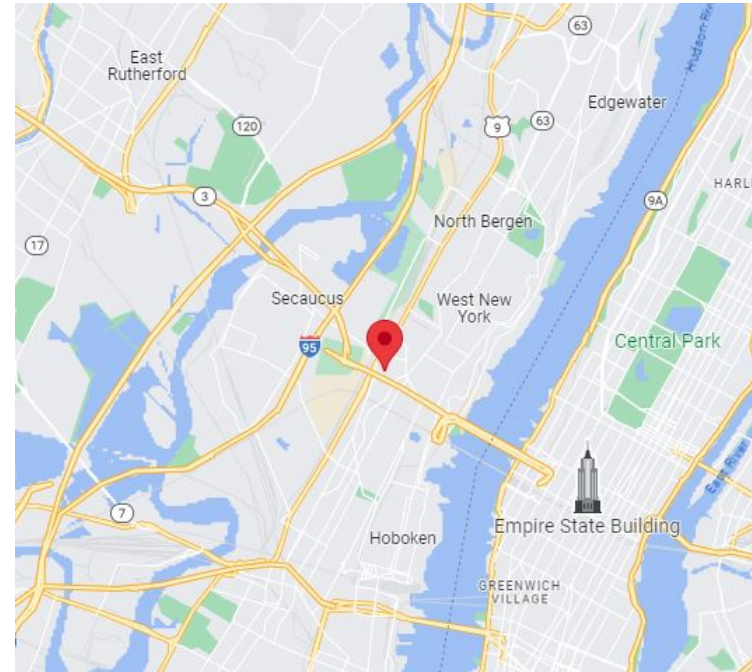
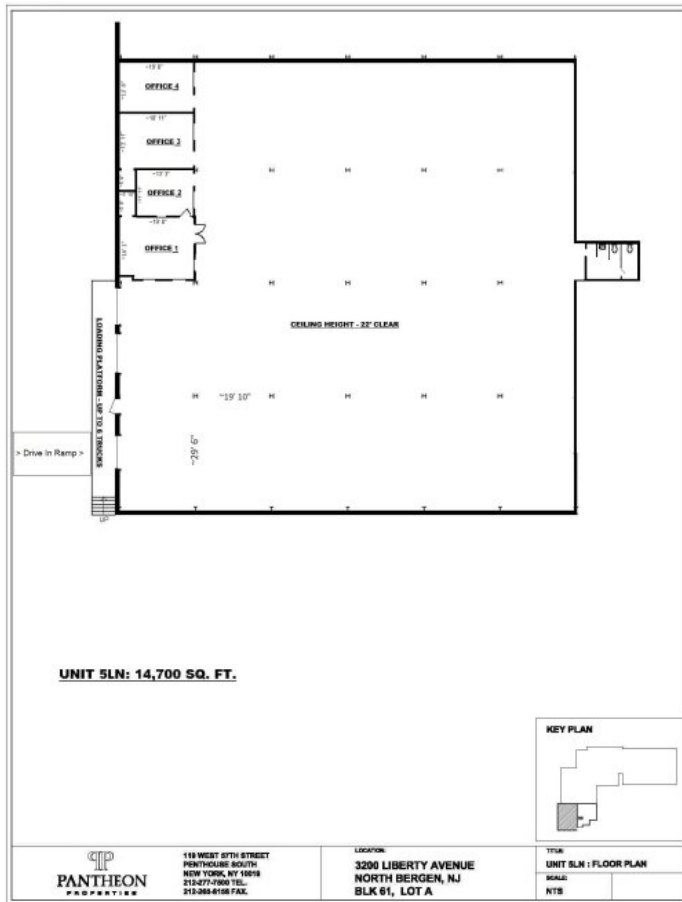
**Matthew Corpuel - 212.277.7510**

**[Leasing@PantheonProperties.com](mailto:Leasing@PantheonProperties.com)**

**Owner/Broker:**

All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

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**UNSURPASSED LOCATION!**

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