

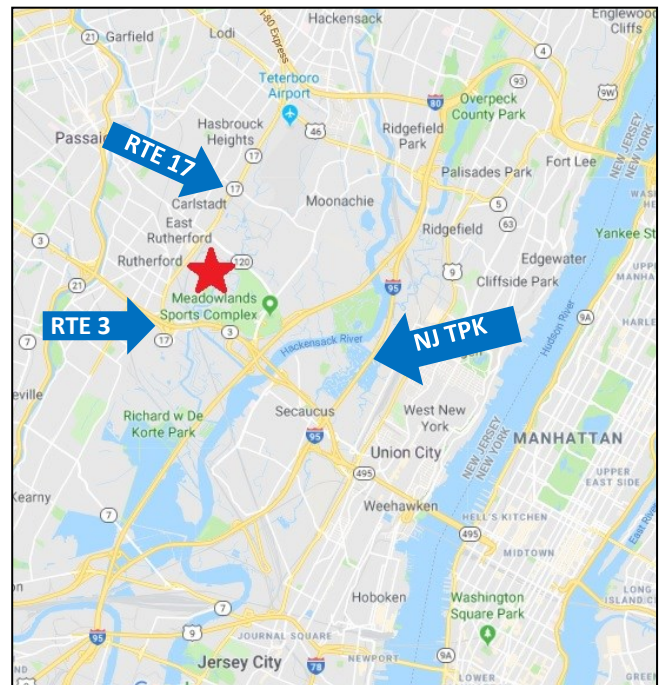
165 E. Union Avenue East Rutherford, NJ 07073



AVAILABLE FOR SUBLEASE

PROPERTY HIGHLIGHTS

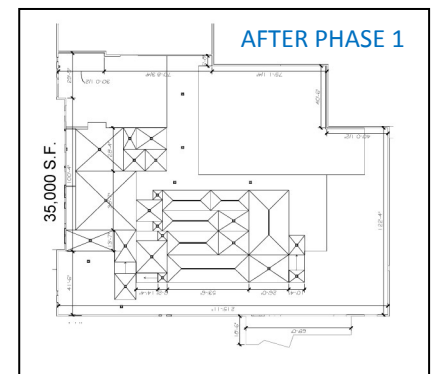
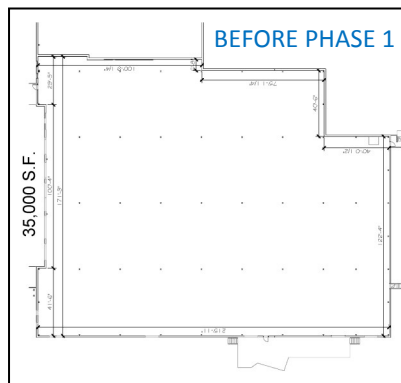
- ◆ Asking Rent: \$8.00/SF NNN
- ◆ 35,000 SF Warehouse
- ◆ Ceiling Height: 22' Clear
- ◆ 5 Loading Docks Plus a Loading Platform with 2 Doors
- ◆ Upgraded T-5 Lights
- ◆ Windows for Natural Light
- ◆ Sublease Thru September 2026 with 2 - 5 year options
- ◆ Right of First Refusal on Adjacent Available Space
- ◆ Close Proximity to Route 17



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKERS:

Lance Bram
COMMERCIAL BROKERAGE

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