

FOR SUB-LEASE

150 COMMERCE RD

CARLSTADT, NJ 07072



12,300 ± SQ FT. | UNIT 1

PRIME MEADOWLANDS | WAREHOUSE/DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

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150 COMMERCE RD // CARLSTADT, NJ 07072

Team Resources, as exclusive agent, is pleased to present this 12,300 +/- square foot unit for sub-lease in a prime Meadowlands location. Conveniently located in the "Heart of the Meadowlands" providing easy access to I-95, Rt. 80, Rt. 21, Rt. 3 and is just 12 miles from NYC and 15 miles from the Ports.



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Property Description

Available Space:	12,300 +/- square feet
Building Size:	30,000 +/- square feet
Office Space:	2,220 +/- square feet
Zoning:	LI-B
Loading Doors:	1 tailboard door, 1 drive in (12' wide)
Ceiling Height:	15' clear
Column Span:	25' x 38'
Parking:	15 cars
Available:	60-90 days
Asking Rental:	Upon Request

Expenses (+-)	\$/PSF	\$/Year
Taxes 2022	\$2.26	68,029.78
CAM (est.)	\$1.45	43,500.00
TOTAL	\$3.71	111,529.78



150 COMMERCE ROAD

This 12,300 +/- sq. ft. sublease runs through September 30, 2025. Zoned Light Industrial & Distribution B, this space has 15' ceilings, tailboard and drive-in loading and 15 car parking.

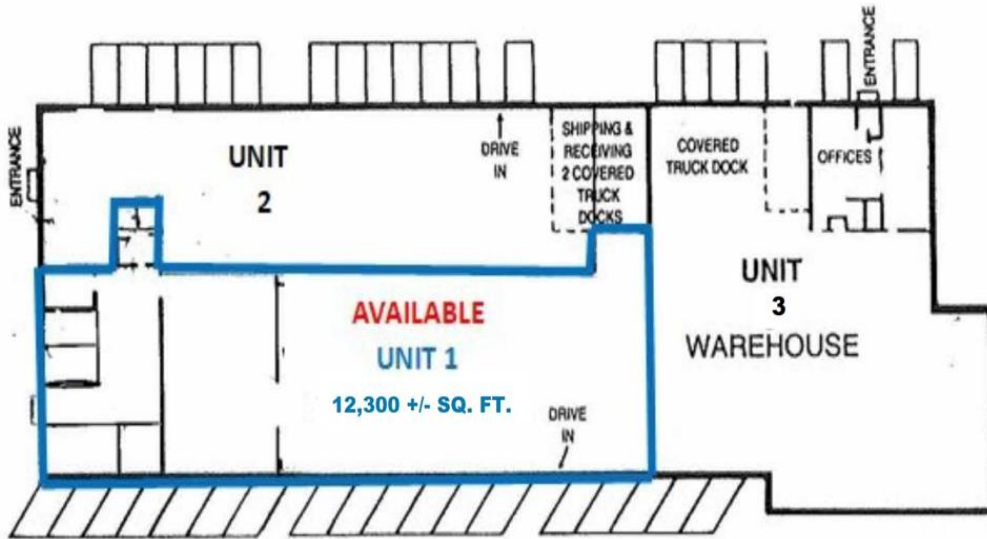
PRIME LOCATION

Located in the Heart of the Meadowlands, 130 Commerce Rd is strategically located just minutes from Rt. 120 with E-Z On/Off access to I-95 - NJ Turnpike as well as alternate trucking routes like Rt. 21, Rt. 80, 46, and Rt. 3. Just 15 miles from Port Newark and 12 miles to Manhattan makes 130 Commerce Rd a highly desirable location.



PROXIMITY TO KEY LOCATIONS

Ports:	15 miles	Newark Airport:	14 miles
NYC:	12 miles	NJTPKE:	8 miles



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