

FOR LEASE

*Motivated Landlord – Reduced Lease Rate*

# 685 GOTHAM PARKWAY CARLSTADT, NJ

15,326± SQ FT. | WAREHOUSE/DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

**Joseph Manganaro**

Mobile (201) 637-6765

[jmanganaro@teamresourcesinc.com](mailto:jmanganaro@teamresourcesinc.com)



# 685 Gotham Pkwy // Carlstadt, NJ

**Team Resources**, as exclusive agent, is pleased to present this 15,326 +/- sq. ft. prime warehouse and distribution facility, which includes 2,320 +/- sq. ft. Mezzanine. Heart of Meadowlands conveniently located to Routes 3, 17, I-80 & New Jersey Turnpike.



## Property Description

<b>Building Size:</b>	15,326 +/- sq. ft.
<b>Acreage:</b>	1.7 acres
<b>Office Space:</b>	2,320 +/- sq. ft.
<b>Ceiling Height:</b>	24' clear
<b>Loading Doors:</b>	2 tailboard doors
<b>Parking:</b>	ample
<b>Sprinklers:</b>	wet
<b>Power:</b>	400 amps
<b>Reduced Lease Rate:</b>	\$17.75 per sq. ft.
<b>Taxes/CAM:</b>	\$2.90 per sq. ft. (does not include separately metered gas & electric)
<b>Occupancy:</b>	30-60 days

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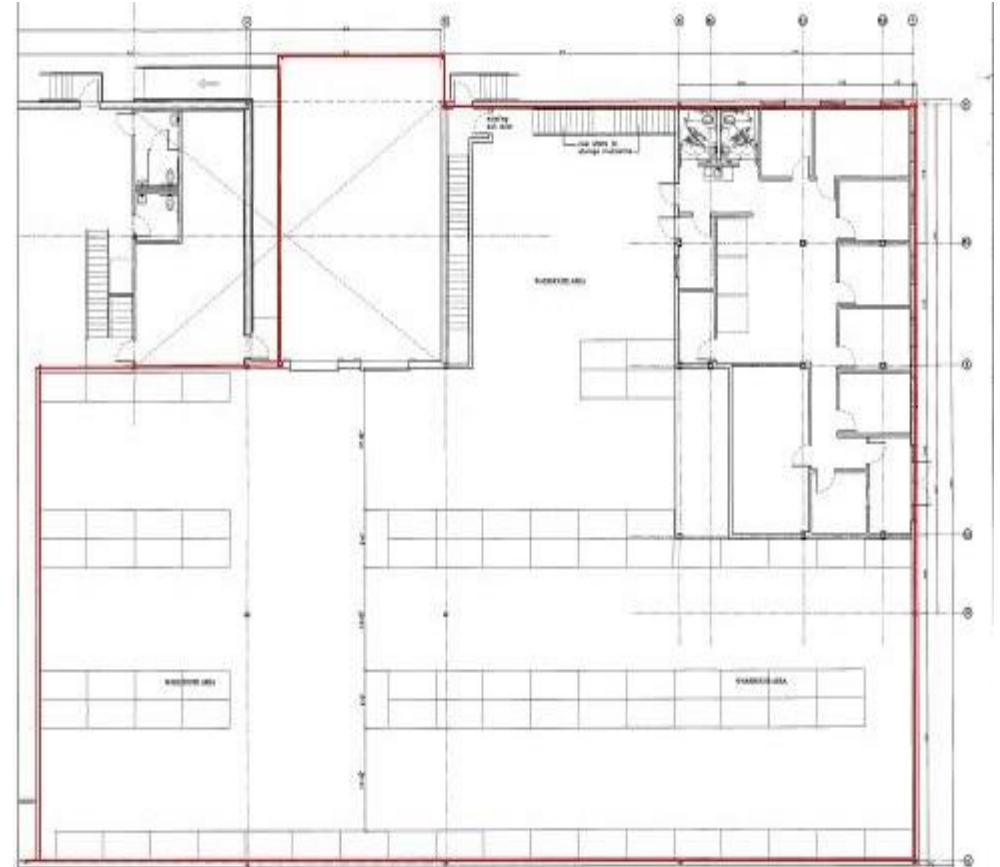
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(SCALE: 1/8" = 1')

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