FOR LEASE

EELE

Motivated Landlord – Reduced Lease Rate

AVIANCE

Tuto-Chier

685 GOTHAM PARKWAY CARLSTADT, NJ

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

CONTACT EXCLUSIVE BROKER

Joseph Manganaro

Mobile (201) 637-6765 jmanganaro@teamresourcesinc.com

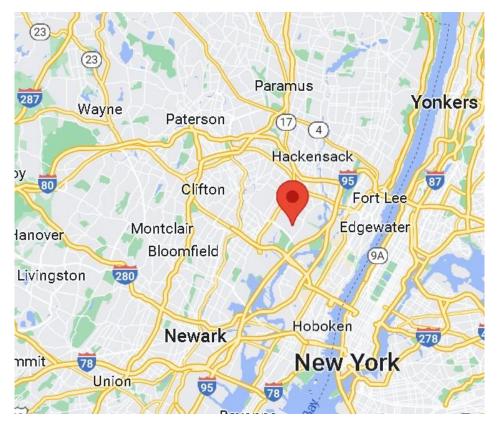


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1050 Wall Street West | Lyndhurst, NJ 07071 · info@teamresourcesinc.com | 201.438.1177

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

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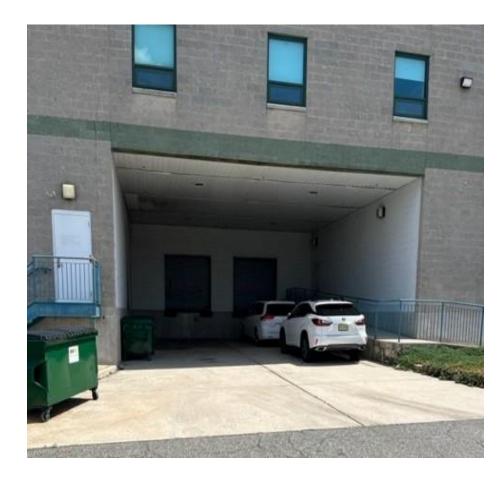
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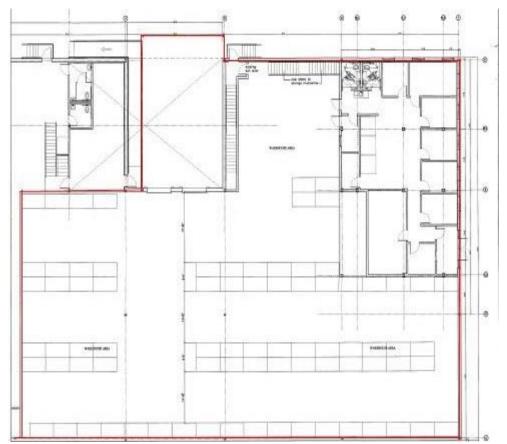
jmanganaro@teamresourcesinc.com





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(SCALE: 1/8" = 1')

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The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Tenants should consult with their independent advisors to determine if the property is suitable for their needs.