# FOR LEASE 120 COMMERCERD

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CARLSTADT,

### 25,440 ± SQ FT. | UNIT 1 **PRIME MEADOWLANDS |** WAREHOUSE/DISTRIBUTION FACILITY

#### CONTACT EXCLUSIVE BROKER

**ERIC LEWIN** 

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## 120 COMMERCE RD // CARLSTADT, NJ 07072

**Team Resources**, as exclusive agent, is pleased to present this 25,440 +/- square foot unit for 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.



#### **PROXIMITY TO KEY LOCATIONS**

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

#### **Property Description**

Available Space:	25,440 +/- square feet	
Building Size:	25,440 +/- square feet	
Office Space:	7,000 +/- square feet	
Zoning:	LI-B	
Loading Doors:	2 tailboard doors, 1 drive in door	
Ceiling Height:	15' clear	
Column Span:	25' x 40'	
Power:	400 - 800a/240 - 480v 3p 4w Heavy	
Parking:	31 spaces	
Available:	12/01/2025	
Asking Rental:	\$15.95 Net	
Taxes/CAM:	\$3.93 psf	



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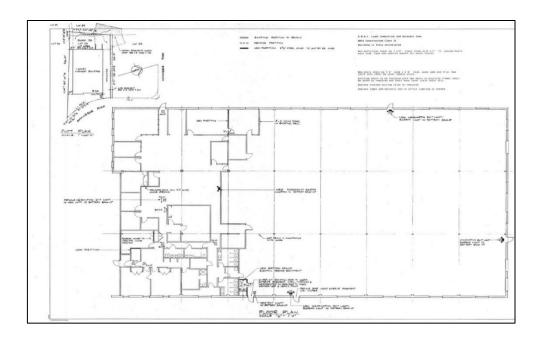
All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental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

#### **120 COMMERCE ROAD**

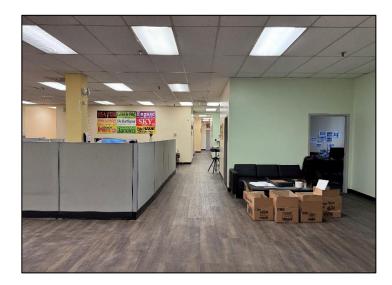
Zoned Light Industrial & Distribution B, this space has 15' ceilings, 2 tailboards and drive-in loading and ample parking.

#### **PRIME LOCATION**

Located in the Heart of the Meadowlands, 120 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.







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