

**AVAILABLE**

# 75 TRIANGLE BLVD.

## CARLSTADT, NJ

26,400 ± SQ FT. INDUSTRIAL PROPERTY  
FORMERLY ANNE KLEIN HOME COLLECTIONS & BRUNO MAGLI SHOES

### **CONTACT EXCLUSIVE BROKER**

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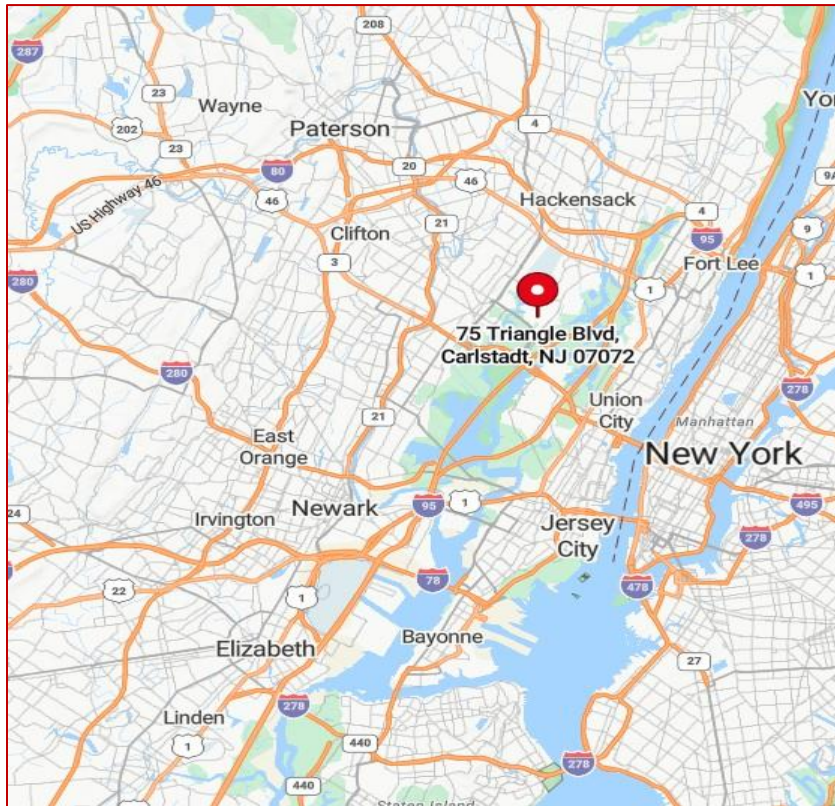




**75 TRIANGLE BLVD.**

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**Team Resources**, as exclusive agent, is pleased to present this property of 26,400 +/- sq. ft. for lease or sale. Zoned Light Industrial.

**PROXIMITY TO KEY LOCATIONS**

GW Bridge: 8 +/- miles      Ports: 11 +/- miles  
 NJ Turnpike: 7 +/- miles      Lincoln Tunnel: 9 +/- miles

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**Property Description`**

|                        |                                 |
|------------------------|---------------------------------|
| <b>Available:</b>      | 26,400 +/- sq. ft.              |
| <b>Building Size:</b>  | 26,400 +/- sq. ft.              |
| <b>Acreage:</b>        | 1 acre                          |
| <b>Office:</b>         | 4,900 +/- sq. ft.               |
| <b>Ceiling Height:</b> | 18' clear                       |
| <b>Loading:</b>        | 2 tailboard doors / 2 drive-ins |
| <b>Asking Rate:</b>    | Upon request                    |
| <b>Taxes:</b>          | \$ 2.59 +/- per sq. ft.         |
| <b>Zoned:</b>          | Light Industrial                |
| <b>Occupancy:</b>      | IMMEDIATE                       |

**Overview:** This industrial property, on 1 acre in the heart of the Meadowlands is a must see. With Routes 3, 17, 46, I-80 at your doorstep, this convenient location is ideally situated for warehousing & distribution.







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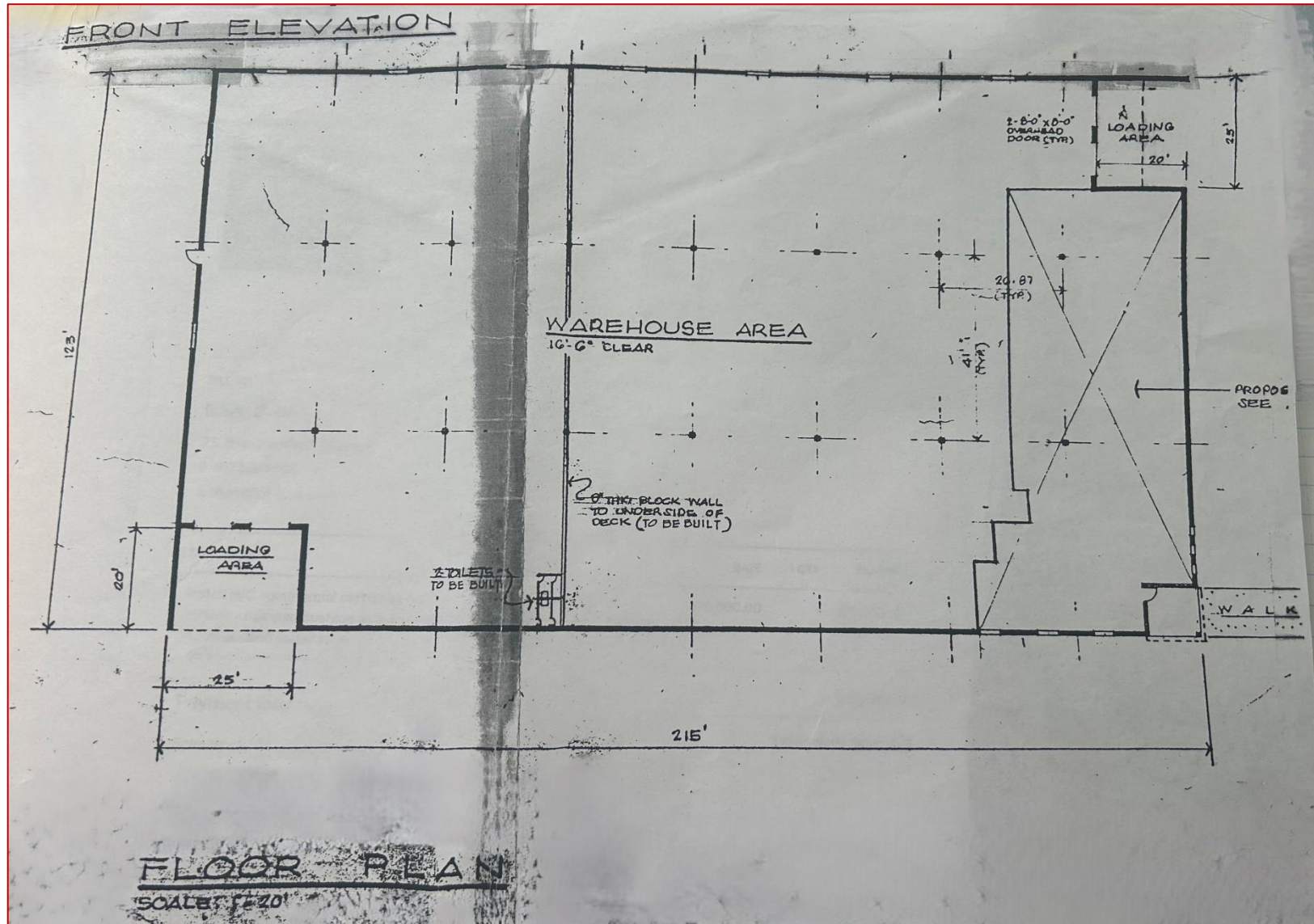
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# FLOOR PLAN



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