

96,358 ± SQ. FT. WAREHOUSE/MANUFACTURING FACILITY FOR LEASE



1 RARITAN ROAD

OAKLAND, NJ 07436

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1 RARITAN RD // OAKLAND, NJ 07436

Team Resources, as exclusive agent, is pleased to present 1 Raritan Rd in Oakland, NJ—now available for lease. Built in 1989 and renovated in 1999 and featuring a wide column-span of 40' x 50'. This flexible commercial space is ideally suited for office, warehouse, or light industrial use. Situated in a clean, professional complex with excellent access to Route 202 and I-287, the property offers strong regional connectivity throughout Bergen County. The building features 96,358 ± sq. ft., clear ceiling heights, and optional loading capabilities—making it an excellent fit for distribution, storage, or hybrid office operations. Ample surface parking and fully climate-controlled interiors provide added convenience for a variety of business types.



CONTACT EXCLUSIVE BROKERS:

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Property Description

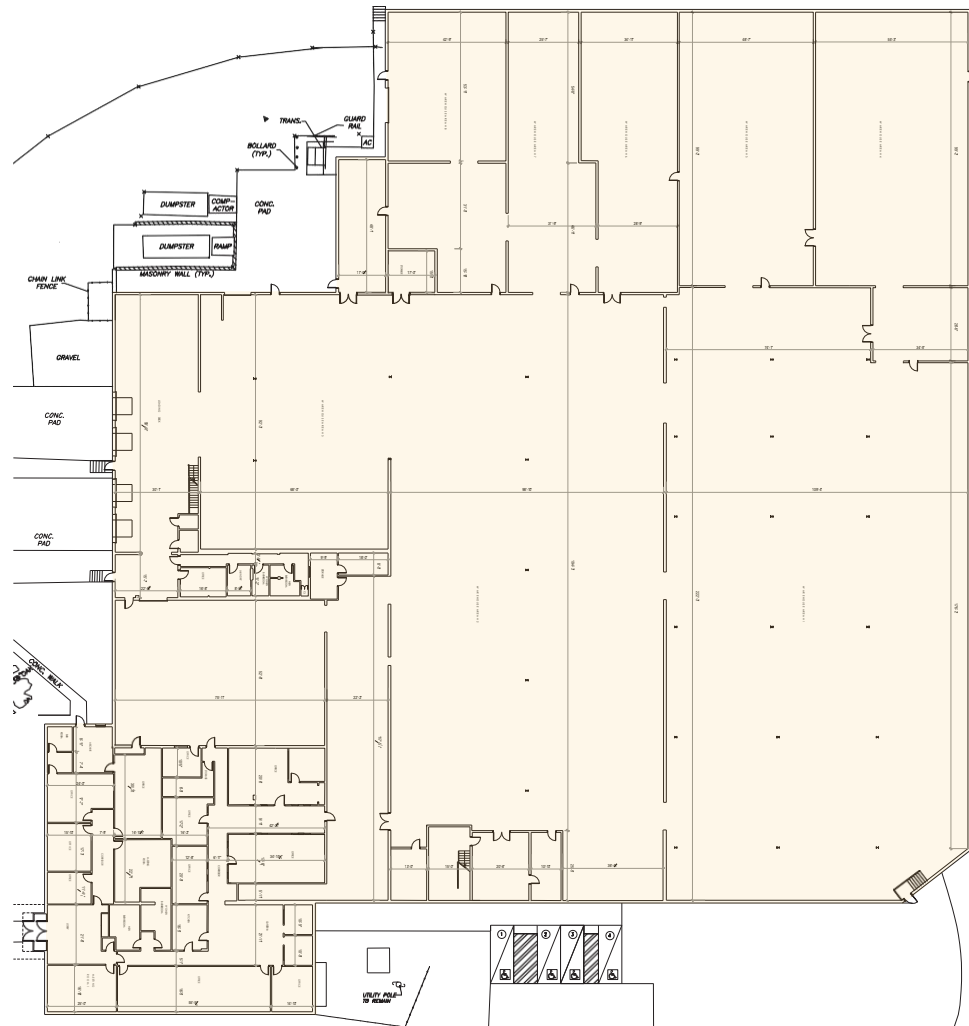
Available Space:	96,358 ±sq. ft.
Building Size:	96,358 ±sq. ft.
Acreage:	4.96 acres
Office Space:	10,343 ±sq. ft.
Ceiling Height:	21' 6" clear
Loading Doors:	4 tailboard doors / 2 drive-in doors
Parking:	85 spaces (0.88/1,000 SF) +4 handicapped
Sprinklers:	wet
Power:	3,000 amps (heavy)
Occupancy:	Immediate
Rail:	Existing Rail Spur
Lease Rate:	\$14.50 per sq. ft. NNN
Tax/CAM:	\$2.94 / \$1.05 (est) per sq. ft.

Proximity to Major Roadways

■ US Route 202	0.2 mi
■ Interstate 287	0.2 mi
■ NJ Route 208	1.5 mi
■ NJ Route 17	8.5 mi
■ NY Thruway	9.8 mi



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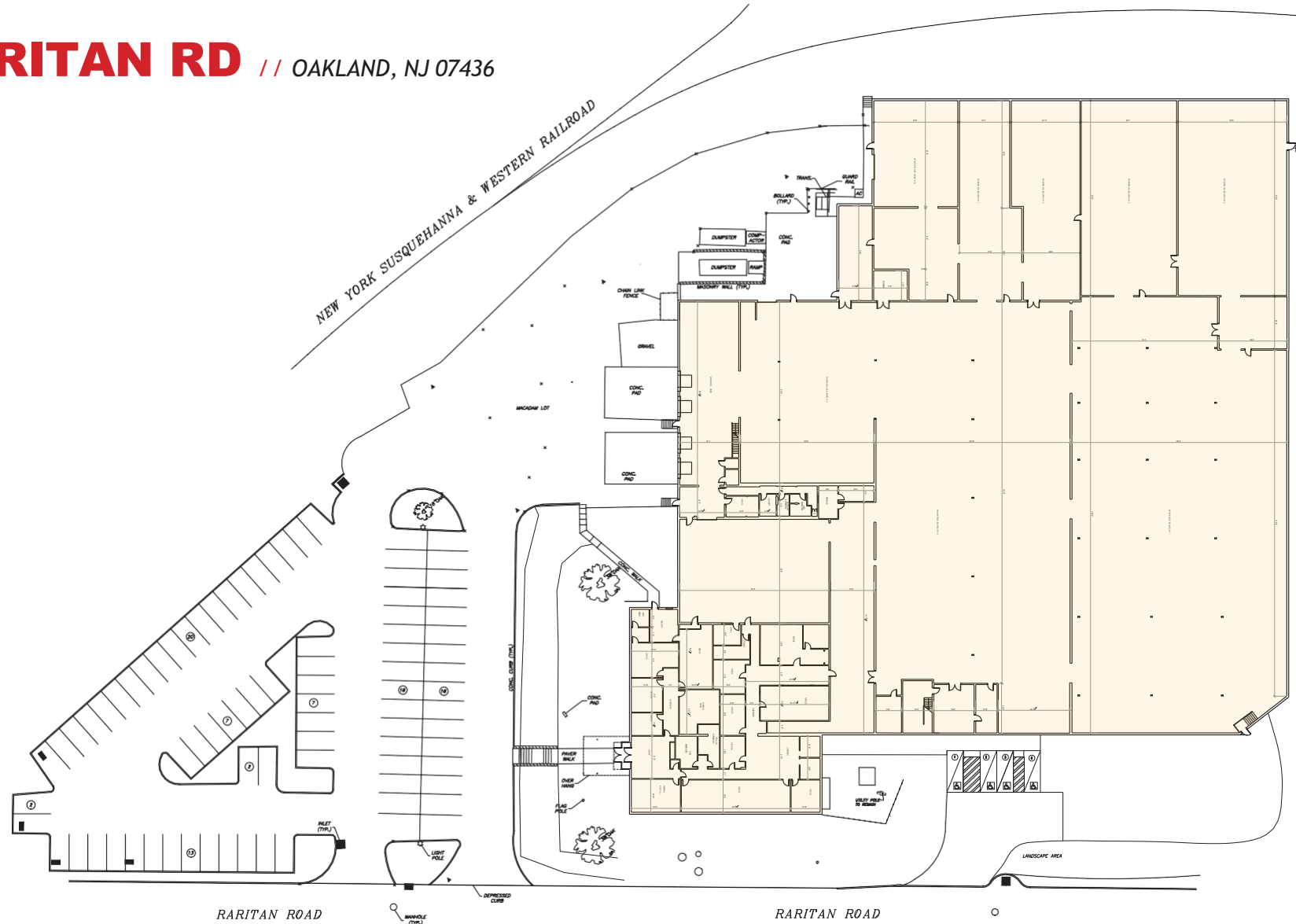
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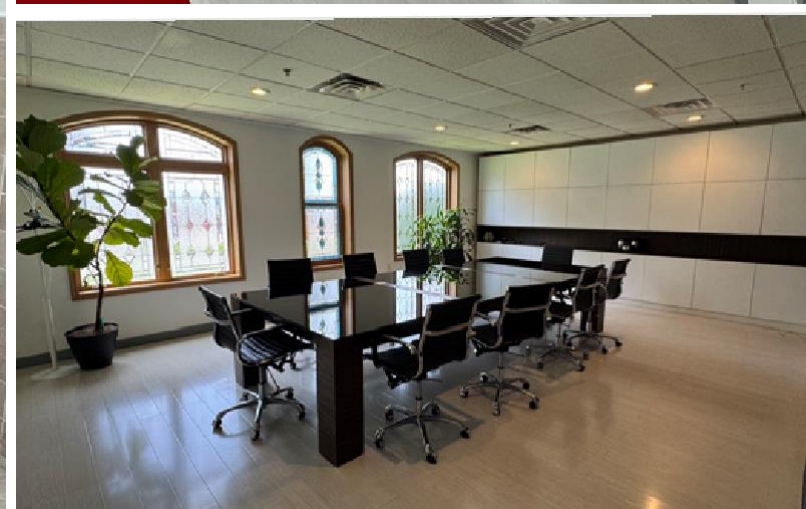
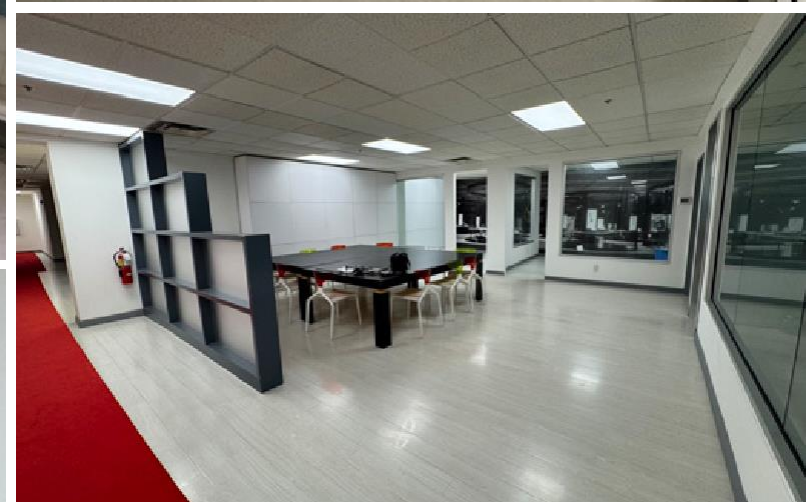
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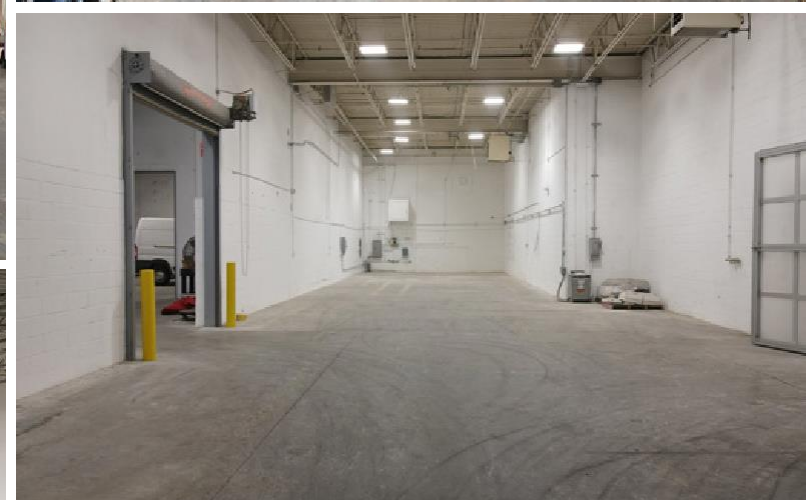
PROPERTY PHOTOS



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PROXIMITY TO KEY LOCATIONS

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