

**FOR LEASE: 24,240 +/- SQ. FT. INDUSTRIAL PROPERTY**



# **10-50 CHARLES ST, UNIT 3-4**

**WESTWOOD, NJ 07675**

Contact **Exclusive Broker**

**Eric Lewin**

Office (201) 438-1177

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**Joseph Manganaro**

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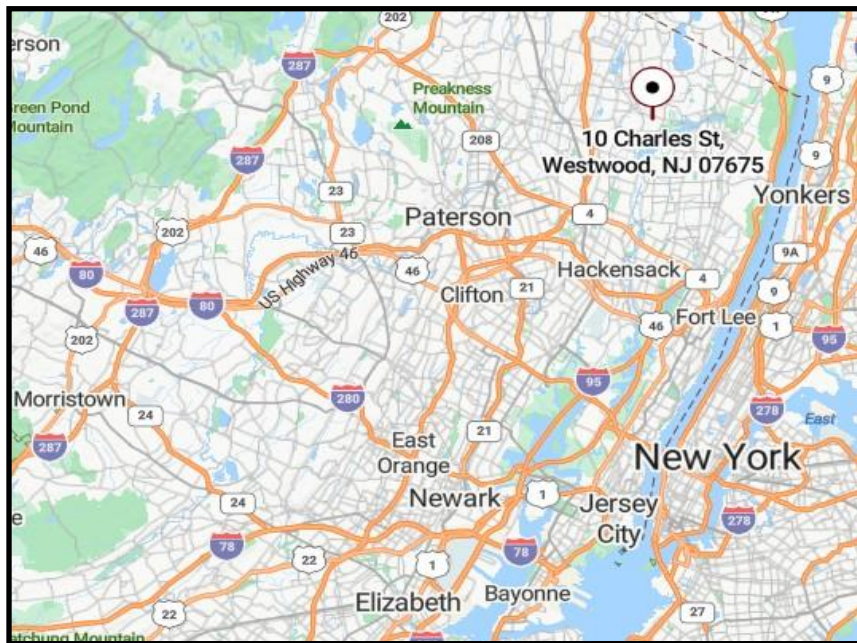
Mobile (201) 637-6765

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**Team Resources** is pleased to present this 24,240 +/- sq. ft. prime industrial space for lease. Discover a highly functional industrial property located in the heart of Bergen County. This well-maintained facility offers flexible warehouse and distribution space ideal for a variety of uses. Convenient Westwood location with easy access to major highways, including the Garden State Parkway, Route 17, and Route 4. Generous warehouse layout with efficient loading and distribution capabilities; ceiling heights suitable for storage and manufacturing; On-site parking available; Flexible space options to accommodate tenant requirements. Ideal For: Distribution, light manufacturing, storage, or service-related businesses seeking a prime Bergen County location. Take advantage of this opportunity to position your business in a strong, accessible industrial market. Divisible to 12,120 sq. ft.



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## Property Description

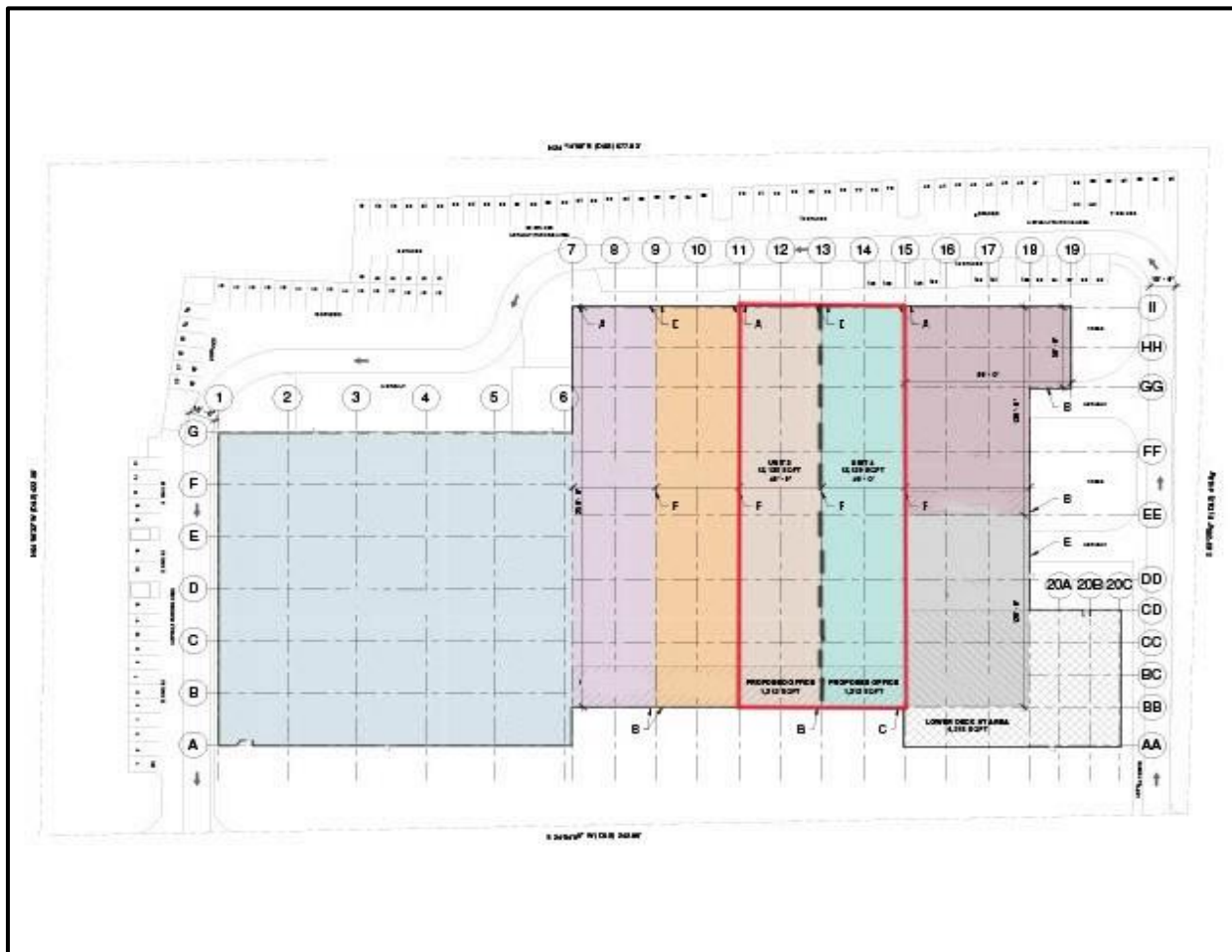
|                         |                                          |
|-------------------------|------------------------------------------|
| <b>Available Space:</b> | 24,240 ±sq. ft. (Divisible to 12,120 sf) |
| <b>Acreage:</b>         | 6.5 ± acres                              |
| <b>Office Space:</b>    | 700 ± sq. ft.                            |
| <b>Ceiling Height:</b>  | 14' clear                                |
| <b>Loading Doors:</b>   | 1 loading dock (additional possible)     |
| <b>Parking:</b>         | 21 car parking                           |
| <b>Sprinklers:</b>      | wet                                      |
| <b>Power:</b>           | 200 amps/208 v                           |
| <b>Lease Rate:</b>      | \$14.25 psf                              |
| <b>Taxes:</b>           | \$3.00 psf                               |
| <b>Opex:</b>            | \$1.25 psf + 3% management fee           |
| <b>Occupancy:</b>       | Q1 2026                                  |

## KEY DISTANCES

|                           |             |
|---------------------------|-------------|
| Palisades Interstate Pky: | 10+/- miles |
| Tappan Zee Bridge:        | 13+/- miles |
| GWB:                      | 17+/- miles |
| Lincoln Tunnel:           | 23+/- miles |
| Ports:                    | 30+/- miles |



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