

FOR LEASE: 50,793 +/- SQ. FT. INDUSTRIAL PROPERTY



46 WHELAN RD

EAST RUTHERFORD, NJ 07073

Contact **Exclusive Broker**

Eric Lewin

Office (201) 438-1177

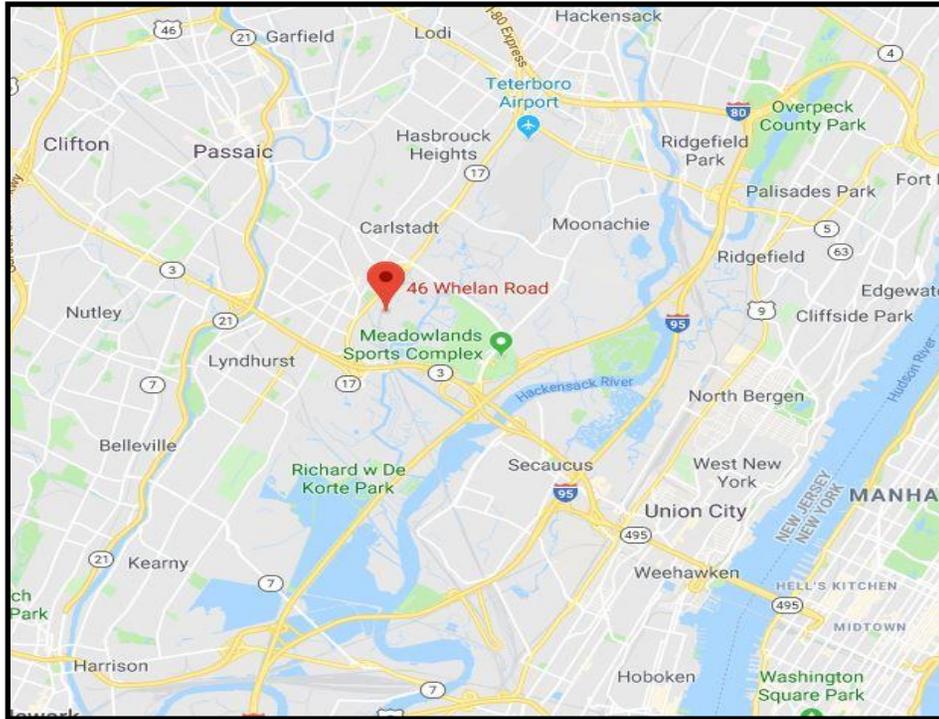
Mobile (201) 832-4569

elewin@teamresourcesinc.com



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Team Resources is pleased to present this 50,793 +/- sq. ft. prime industrial space available in the heart of Bergen County's highly desirable Meadowlands submarket. This well positioned property offers efficient warehouse space with excellent accessibility to major highways, including Routes 3, 17, 46, the NJ TPK and just minutes from the GWB & Lincoln Tunnel. Featuring high ceilings, multiple loading docks, and ample on-site parking, 46 Whelan is ideally suited for distribution, logistics and light manufacturing users seeking a strategic location with proximity to NYC and the region's top consumer base.



Property Description

Available Space:	50,793 ±sq. ft.
Building Size:	50,793 ±sq. ft.
Acreage:	3.5 ± acres
Office Space:	4,400± sq. ft. (2 Floors)
Ceiling Height:	28'- 30' ceilings
Loading Doors:	7 tailboards & 1 drive-in
Column Span:	53' x 40'
Parking:	40 car parking
Sprinklers:	wet
Power:	400 amps @ 480/277
Lease Rate:	Upon request
Tax	\$4.90 psf
Opex:	\$1.11 psf (Includes: Roof & Maintenance, Mgmt. & Insurance)
Occupancy:	03/01/2026

KEY DISTANCES

Ports	16.5 miles
Route 3	1.1 miles
NJ Tpk Exit 16W	2.9 miles
Lincoln Tunnel	5.5 miles
Route 280	8.3 miles

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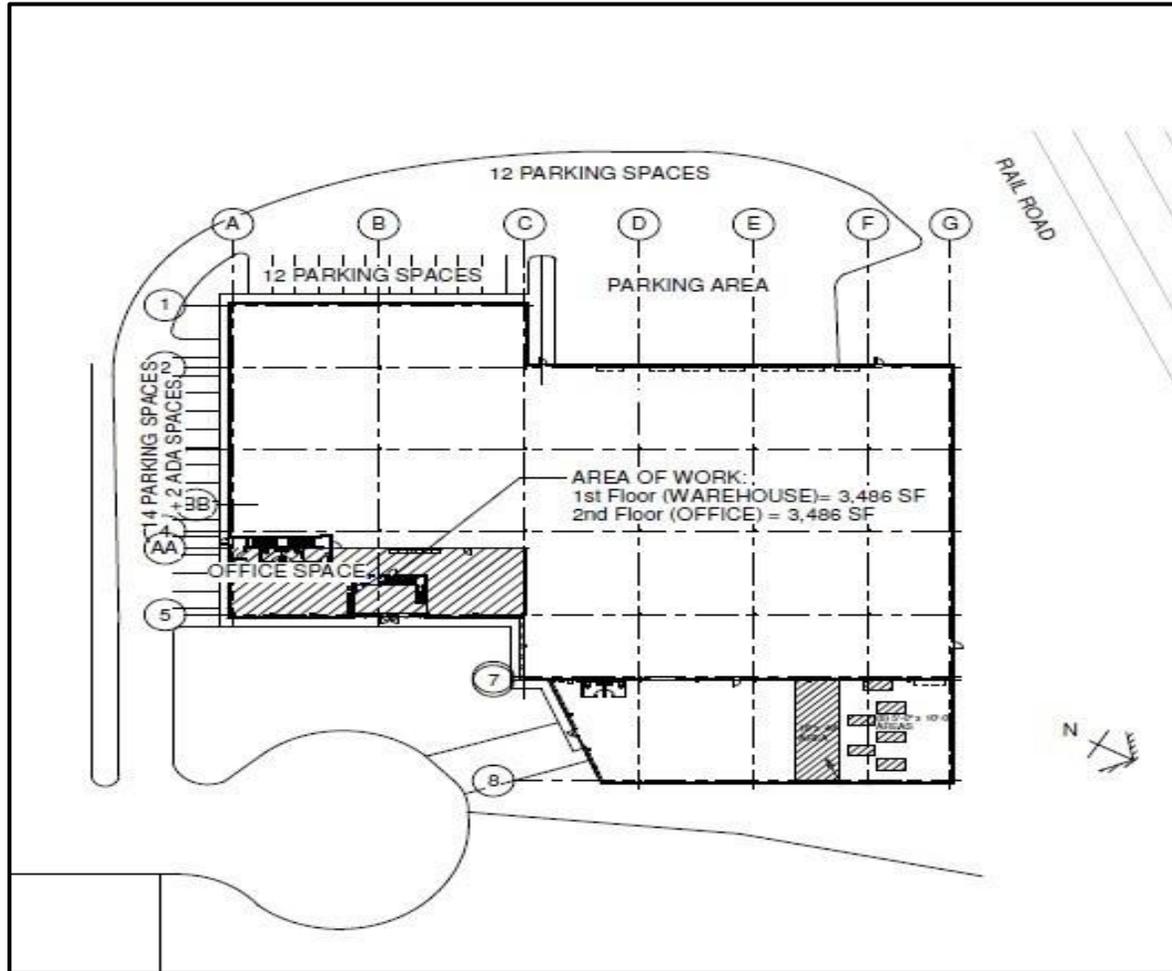
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PROPERTY PHOTOS

