

# 240 ROUTE 17 SOUTH

LODI, NJ 07644



## CONTACT EXCLUSIVE BROKERS:

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**19,000 ± SQ. FT. INDUSTRIAL BUILDING FOR LEASE / RENTAL RATE UPON REQUEST**



240 ROUTE 17, LODI NJ 07644

## PROPERTY DESCRIPTION

Team Resources, as exclusive agent, is pleased to present **240 Route 17 South in Lodi, New Jersey**. The property offers 19,000 square feet of functional industrial and office space within a 28,000-square-foot building, featuring multiple loading positions, heavy power, and flexible clear heights suitable for a variety of industrial and flex users. Located directly along Route 17 South, the property benefits from exceptional visibility and convenient access to I-80, Route 46, Route 3, and the New Jersey Turnpike, supporting efficient regional and last-mile distribution throughout Bergen County and the greater New York metropolitan area.

- » 19,000 SF available within a 28,000 SF industrial building
- » Prominent Route 17 South frontage (170')
- » Three (3) tailgate loading doors plus one (1) grade-level door
- » Clear ceiling heights ranging from 14' to 18'
- » Heavy power capacity (800 amps)
- » Forty (40) on-site parking spaces
- » Zoned Light Impact Industrial
- » Available immediately

## PROPERTY HIGHLIGHTS



**240 State Route 17 S** is an ideal industrial facility in Northeastern New Jersey for warehousing, retail, distribution, and showroom space operations.



Benefit from **9,000 square feet of retail and showroom space, a strong surrounding population, and frontage** to over 300,000 passing vehicles.



Capitalize on **prime Route 17 and Interstate 80 visibility**, four dock doors for easy loading operations, heavy power, and soaring 18-foot ceilings.



Situated **12 minutes west of the George Washington Bridge**, offering convenient access to **Interstate 80, Routes 3 and 46, and the New Jersey Turnpike.**

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**19,000 SF**  
available

within a 28,000 SF  
industrial building

**Prominent**  
**Route 17**

South frontage (170')

**Three (3) tailgate**  
**loading doors**

plus one (1)  
grade-level door

**Clear Ceiling**  
**Heights**

ranging from 14' to 18'

**Heavy power**  
**capacity**

(800 amps)

**Forty (40)**  
**on-site**

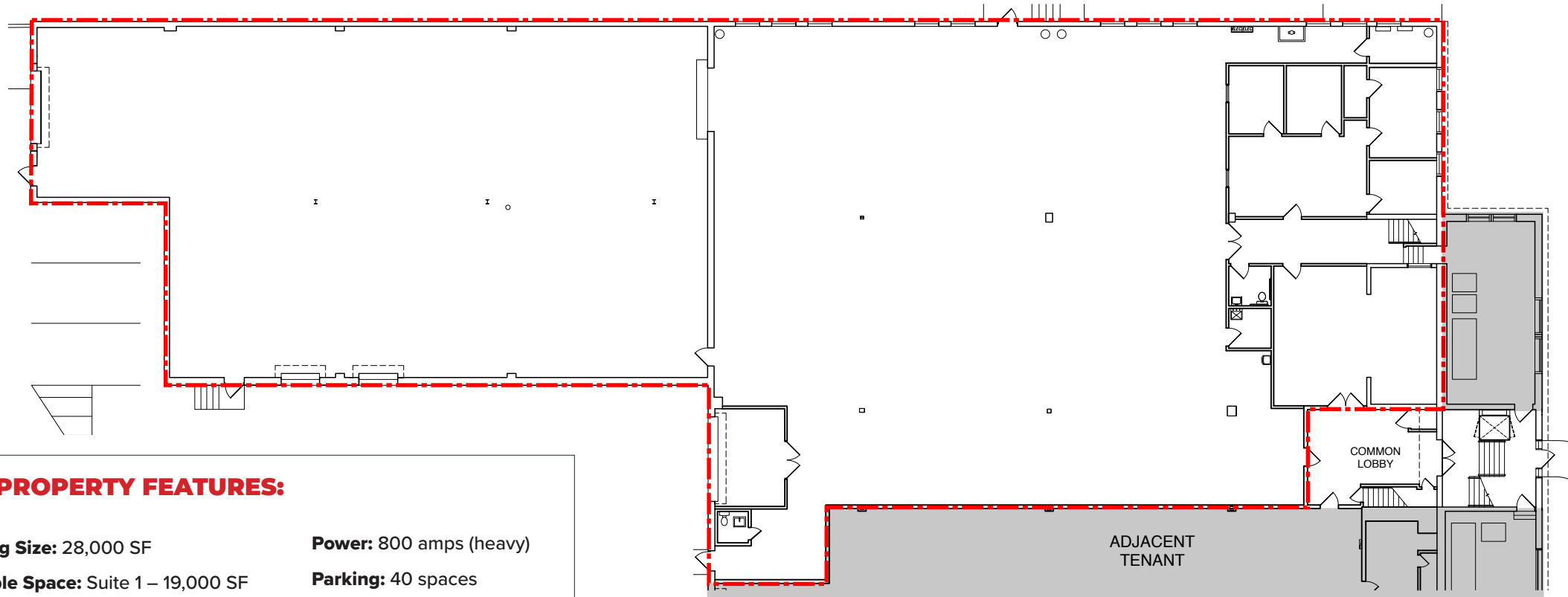
parking spaces

**Zoned Light**  
**Impact Industrial**

**Available**  
**Immediately**

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# SITE PLAN



## KEY PROPERTY FEATURES:

**Building Size:** 28,000 SF

**Power:** 800 amps (heavy)

**Available Space:** Suite 1 – 19,000 SF

**Parking:** 40 spaces

**Ceiling Heights:** 14'–18' clear

**Tax/CAM:** \$4.36 PSF

**Loading:** 3 tailgates, 1 grade-level door

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## LOADING AND ACCESS



240 ROUTE 17, LODI NJ 07644

## PROPERTY PHOTOS





**Aaron's** **ShopRite** **LA FITNESS**

**TD** **FAMILY DOLLAR** **Great Clips**

**THE HOME DEPOT** **Capital One Bank** **AAA WHOLESALE CASH & CARRY**

**West Marine** **CHIPOTLE MEXICAN GRILL** **amazon STATION DJR1**

**BRINKS** **SUPERCUTS** **Hackensack Meridian FITNESS & WELLNESS**

**Stop&Shop** **Chit Chat DINER** **planet fitness** **Club Champion**

**SUBJECT PROPERTY**

**240 Route 17 South,  
Lodi, NJ 07644**

**ALDI** **amazon fresh** **Rush BOWLS** **WELLS FARGO** **IDG CLUB GOLF & CAFE**

**BANK OF AMERICA** **Santander** **BURGER KING**

**UNITED STATES POSTAL SERVICE** **ups** **UNITED STATES POSTAL SERVICE**


**Walgreens** **citibank** **GameStop**

**Extra Space Storage** **PNC BANK**

**QuickChek** **mazda MAZDA OF LODI**

**MAVIS DISCOUNT TIRE** **Pep Boys AUTO SERVICE & TIRES**

**Budget**

  
**VIEW ON  
GOOGLE MAPS**