

# 240 ROUTE 17 SOUTH

LODI, NJ 07644



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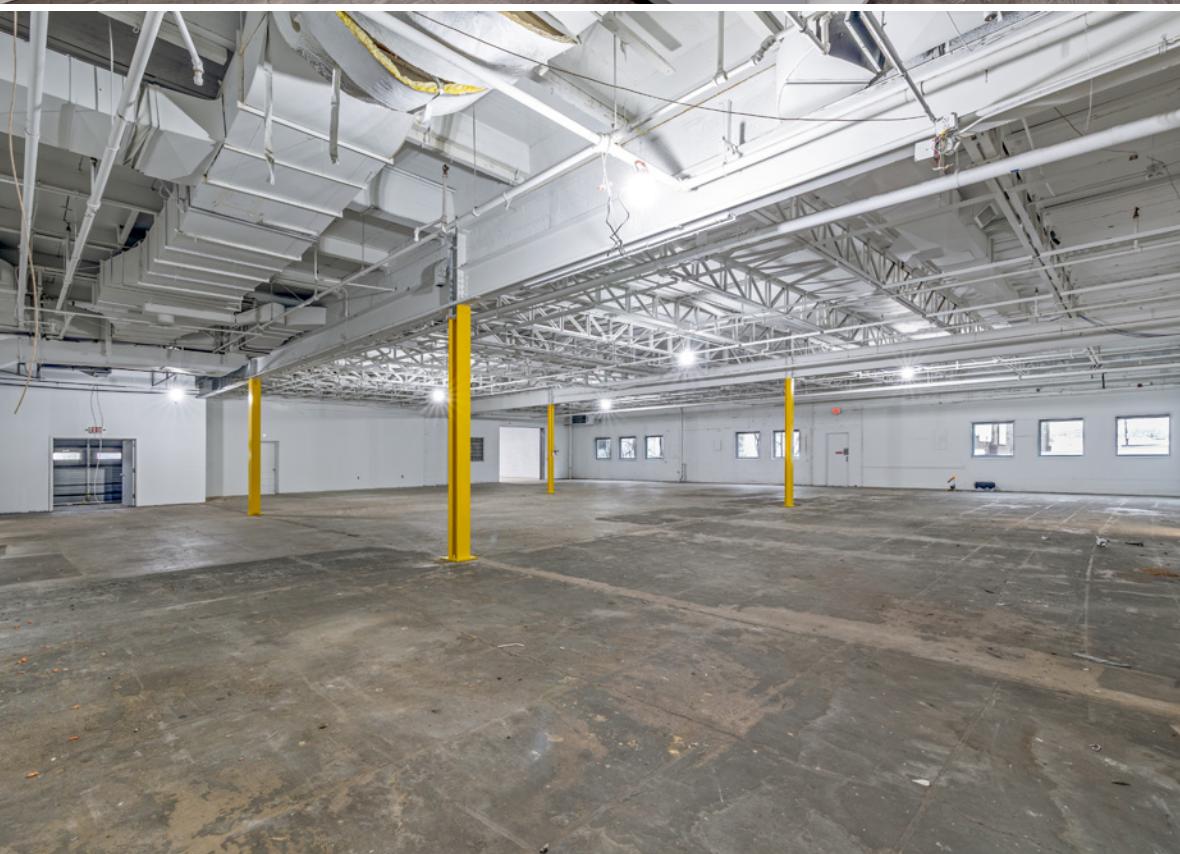
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**19,000 ± SQ. FT. INDUSTRIAL BUILDING FOR LEASE / RENTAL RATE UPON REQUEST**



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## PROPERTY DESCRIPTION

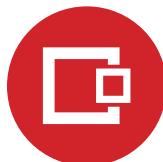
Team Resources, as exclusive agent, is pleased to present **240 Route 17 South in Lodi, New Jersey**. The property offers 19,000 square feet of functional industrial and office space within a 28,000-square-foot building, featuring multiple loading positions, heavy power, and flexible clear heights suitable 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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South frontage (170')

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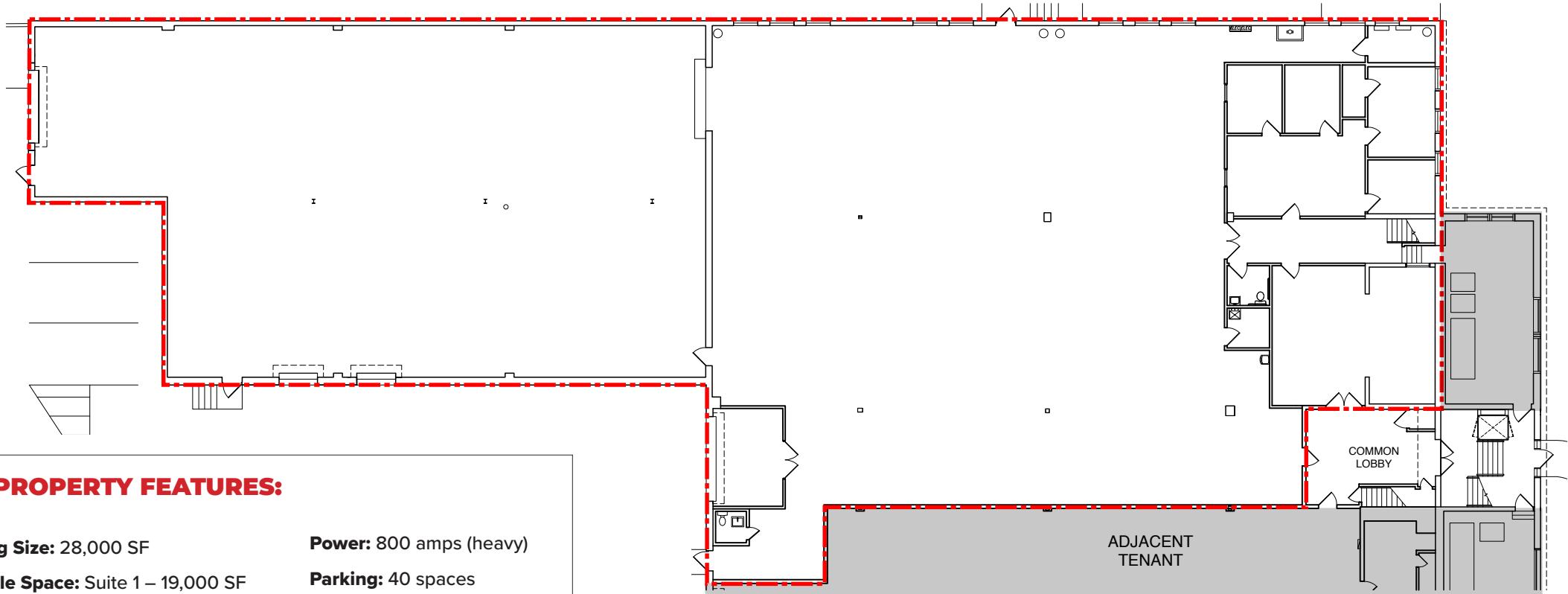
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**Forty (40)  
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parking spaces

**Zoned Light  
Impact Industrial**

**Available  
Immediately**

# 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

THE STRO  
COMPANIES  
CREATING VALUE

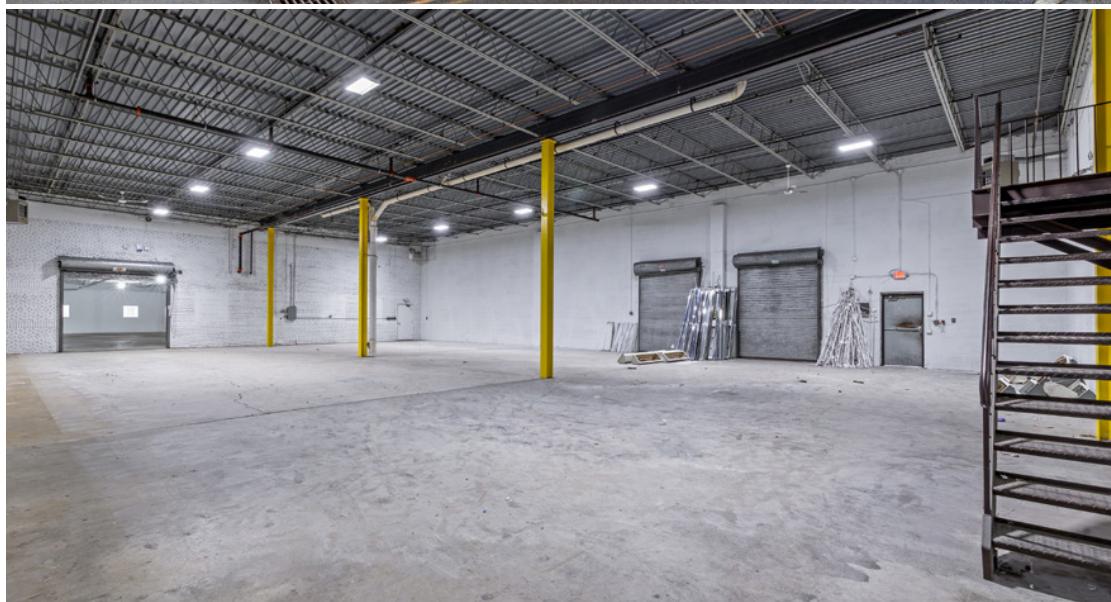
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## PROPERTY PHOTOS



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