

FOR LEASE

# 150 COMMERCE RD

C A R L S T A D T , N J 0 7 0 7 2



11,000 ± SQ FT. | UNIT 3

PRIME MEADOWLANDS | WAREHOUSE/DISTRIBUTION FACILITY

**CONTACT EXCLUSIVE BROKERS**

**ERIC LEWIN**

Office (201) 438-1177 x107 | Mobile (201) 832-4569  
[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)

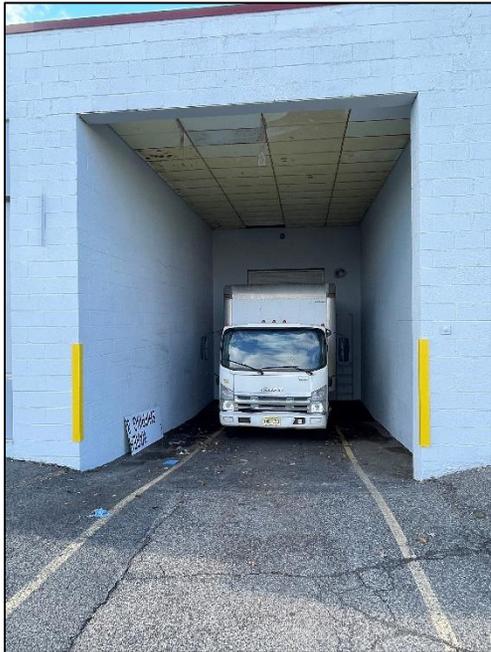
**STACEY WELLINS**

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# 150 COMMERCE RD UNIT 3 // CARLSTADT, NJ 07072

**Team Resources**, as exclusive agent, is pleased to present this 11,000 +/- square foot unit for lease in a prime Meadowlands location. Conveniently located in the “Heart of the Meadowlands” providing easy access to I-95, Rt. 80, Rt. 21, Rt. 3 and is just 12 miles from NYC and 15 miles from the Ports.



## Property Description

<b>Available Space:</b>	11,000 +/- square feet
<b>Building Size:</b>	30,000 +/- square feet
<b>Office Space:</b>	1,670 +/- square feet
<b>Zoning:</b>	LI-B
<b>Loading Doors:</b>	1 tailboard & 1 (8' X 8') drive in door
<b>Ceiling Height:</b>	15' clear
<b>Column Span:</b>	25' x 38'
<b>Parking:</b>	11 cars
<b>Asking Rental:</b>	\$17.00 psf nnn
<b>Available:</b>	April 1, 2026

Expenses (+-)	\$/PSF	\$/Year
<b>Taxes 2025</b>	\$3.17	\$34,870.00
<b>CAM</b>	\$1.53	\$16,830.00
<b>Insurance</b>	\$0.48	\$5,280.00
<b>TOTAL</b>	\$5.18	\$56,980.00

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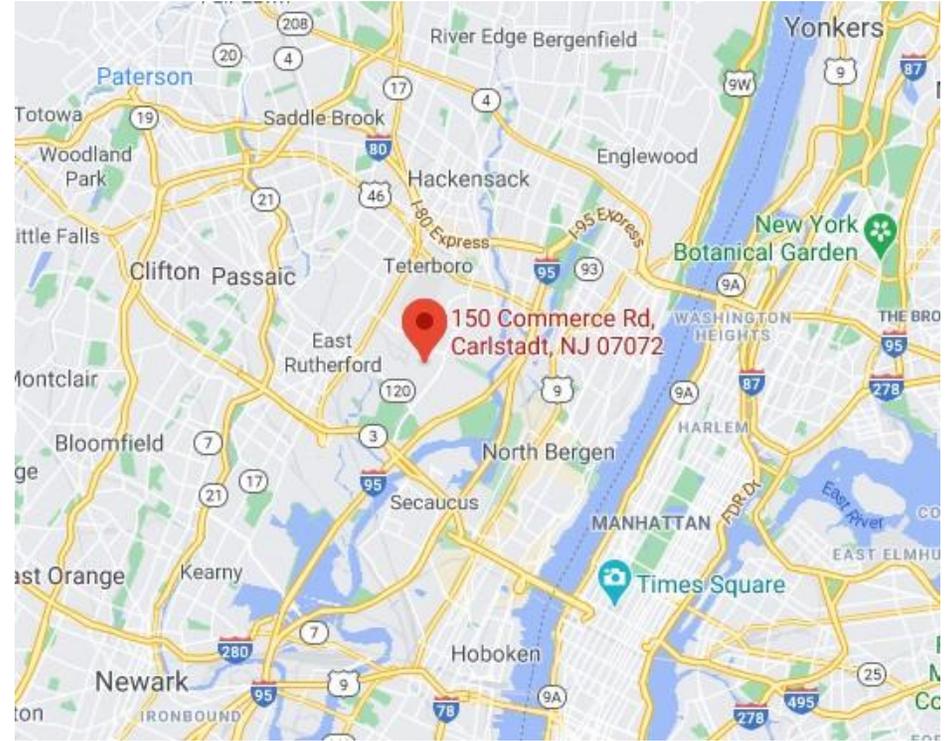
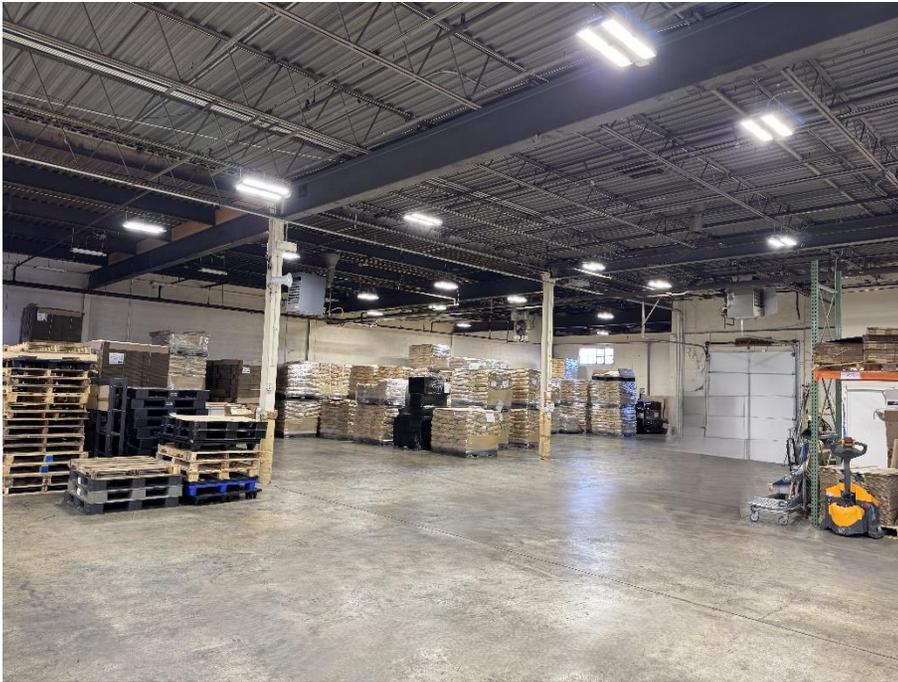


**150 COMMERCE ROAD**

Zoned Light Industrial & Distribution B, this space has 15' ceilings, tailboard and drive-in loading and 11 car parking.

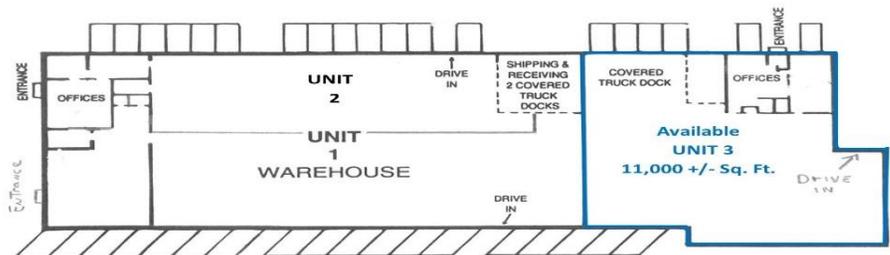
**PRIME LOCATION**

Located in the Heart of the Meadowlands, 150 Commerce Rd is strategically located just minutes from Rt. 120 with E-Z On/Off access to I-95 / NJ Turnpike as well as alternate trucking routes like Rt. 21, I-80, Rt. 46, and Rt. 3. Just 15 miles from Port Newark and 12 miles to Manhattan makes 150 Commerce Rd a highly desirable location.



**PROXIMITY TO KEY LOCATIONS**

<b>Ports:</b>	15 miles	<b>Newark Airport:</b>	14 miles
<b>NYC:</b>	12 miles	<b>NJTPKE:</b>	8 miles



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