

**FULLY AIR-CONDITIONED / HEAVY POWER**

**EXCEPTIONAL 156 CAR PARKING**

**57,032 ± SQ. FT.**



**480 GOTHAM PARKWAY**  
**CARLSTADT, NJ**

**FOR LEASE**

**CONTACT EXCLUSIVE BROKERS**

**David Cantor**

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# 480 Gotham Parkway // CARLSTADT, NJ 07072

**Team Resources**, as exclusive agent, is pleased to present this prime industrial property for lease. Position your business in the heart of Bergen County's premier industrial hub. **480 Gotham Parkway** offers a highly functional and efficient facility ideal for distribution, light manufacturing, e-commerce, or service operations. Located within the sought-after **Carlstadt industrial submarket**, this property provides exceptional access to major highways, transportation infrastructure, and the entire New York Metro region. Ideal for warehouse, distribution, assembly, or light manufacturing uses.



### PROXIMITY TO KEY LOCATIONS

GW Bridge	9 +/- miles	Route 80:	2 +/- miles
Lincoln Tunnel	7 +/- miles	Route 46:	1 +/- miles
NJ Turnpike	7 +/- miles	Port Newark:	8 +/- miles

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### Property Description

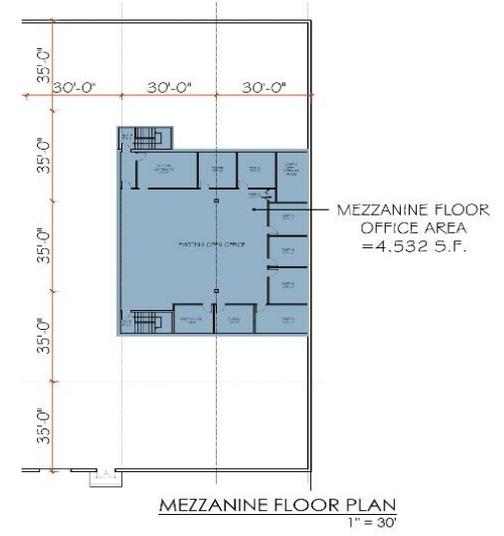
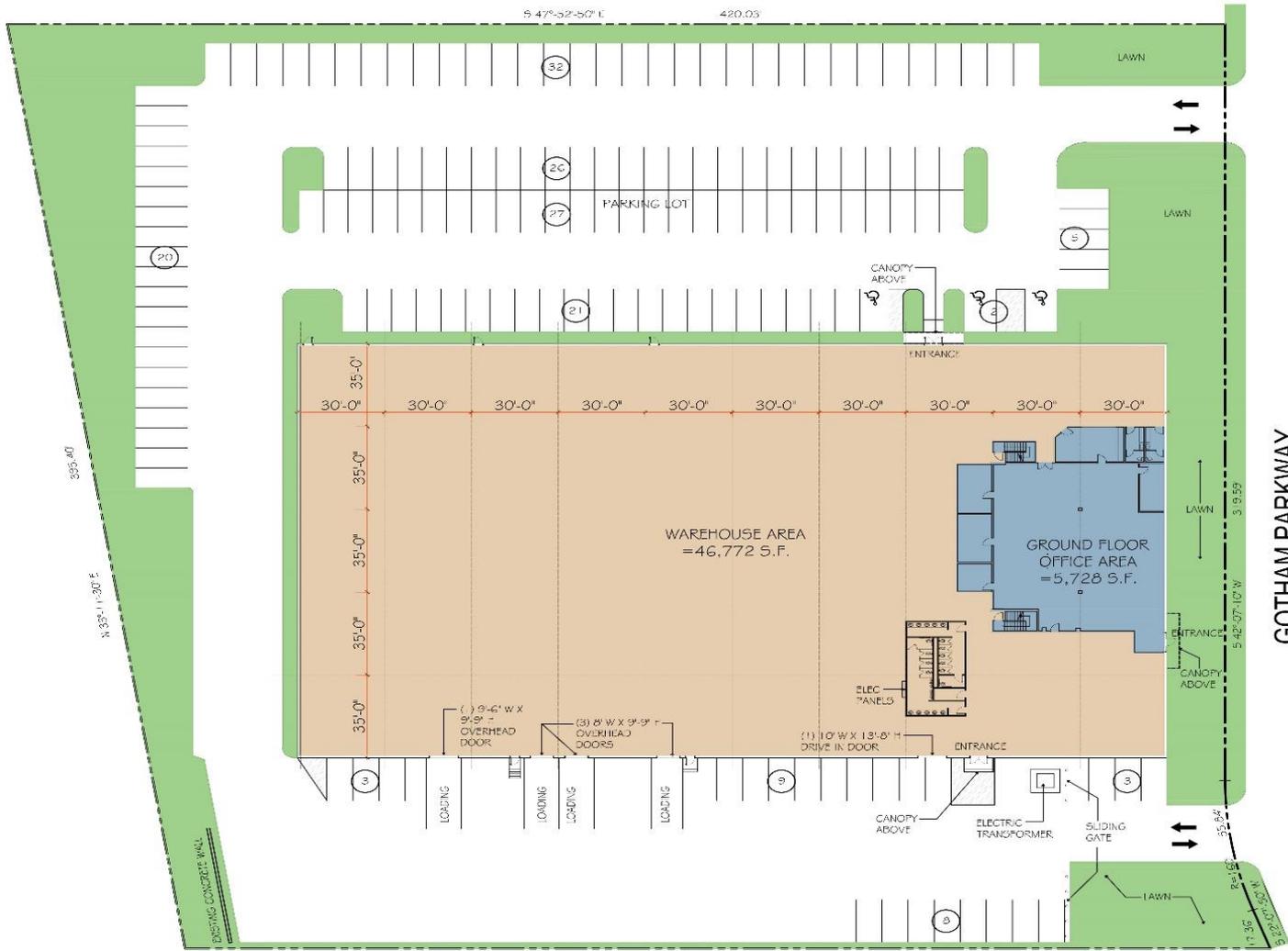
<b>Available Space:</b>	57,032 +/- sq. ft.
<b>Acreage:</b>	3.5 acres
<b>Warehouse Space:</b>	46,772 +/- sq. ft.
<b>Office Space:</b>	5,728 +/- sq. ft. ground floor 4,532 +/- sq. ft. mezzanine space
<b>Ceiling Height:</b>	18' clear
<b>Loading Doors:</b>	4 tailboard doors & 1 drive-in door
<b>Column Span:</b>	30' x 35'
<b>Parking:</b>	156 cars
<b>Sprinkler:</b>	100% - wet
<b>Heavy Power:</b>	800 amps/277/480 volts Primary *13.2 KVA service available, PSE&G – (Former Data Center)
<b>Air Conditioning:</b>	fully
<b>Lease Price:</b>	upon request
<b>Taxes:</b>	\$2.56 psf (2025)
<b>Occupancy:</b>	Summer of 2026

### OVERVIEW

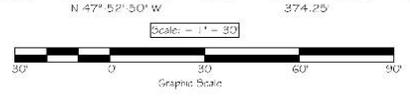
This well-maintained and **Fully Air-Conditioned** building features **versatile layout options**, strong utility capacity, and excellent loading capabilities along with **heavy parking** — perfect for companies seeking space that supports productivity and smooth logistics. Minutes from **Routes 3, 17, 46, I-80, the NJ Turnpike, and the Lincoln Tunnel**, the location enables fast connections to Manhattan, Northern NJ, and regional ports.

Whether you're expanding or relocating, 480 Gotham Parkway delivers the convenience, functionality, and strategic positioning needed to elevate your operations.

**480 Gotham Parkway** // Carlstadt, NJ 07072



REFERENCE SITE PLAN  
ZONING CERTIFICATE ISSUED 7-27-15 FOR SITE  
IMPROVEMENTS AS INDICATED ON PAVEMENT REGRADING  
PLAN DWG NO. S-01 PREPARED BY DeBARBERI  
ARCHITECTS, DATED 6-22-15, LAST REVISED 7-21-15



REFERENCE SITE PLAN  
PREPARED BY JOHN ZANILAKOS ASSOCIATES, INC.  
7 DODD ROAD, WAYNE, NJ (201) 696-2600 DWG  
TITLE: SITE IMPROVEMENTS OF LOT 14, BLOCK 123  
JOB NO. 7881 DATED - 8-30-2001

**SITE AND FLOOR PLAN**  
1" = 30'

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