

# 240 ROUTE 17 SOUTH

LODI, NJ 07644



**TEAM RESOURCES**  
COMMERCIAL REAL ESTATE BROKERS  
19,000 ± SQ. FT. RETAIL /  
INDUSTRIAL BUILDING FOR  
LEASE / RENTAL RATE UPON  
REQUEST

## CONTACT EXCLUSIVE BROKERS:

### ERIC LEWIN

Office (201) 438-1177 (ext. 107)

Mobile (201) 832-4569

[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)

### MATT FAVIERI

Office (201) 438-1177 (ext. 131)

Mobile (201) 956-2889

[mfavieri@teamresourcesinc.com](mailto:mfavieri@teamresourcesinc.com)

### ALEX ROSENBERG

Office (201) 438-1177 (ext. 135)

Mobile (551) 427-8835

[arosenberg@teamresourcesinc.com](mailto:arosenberg@teamresourcesinc.com)



[WWW.TEAMRESOURCESINC.COM](http://WWW.TEAMRESOURCESINC.COM)

**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 retail, 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, retail 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'

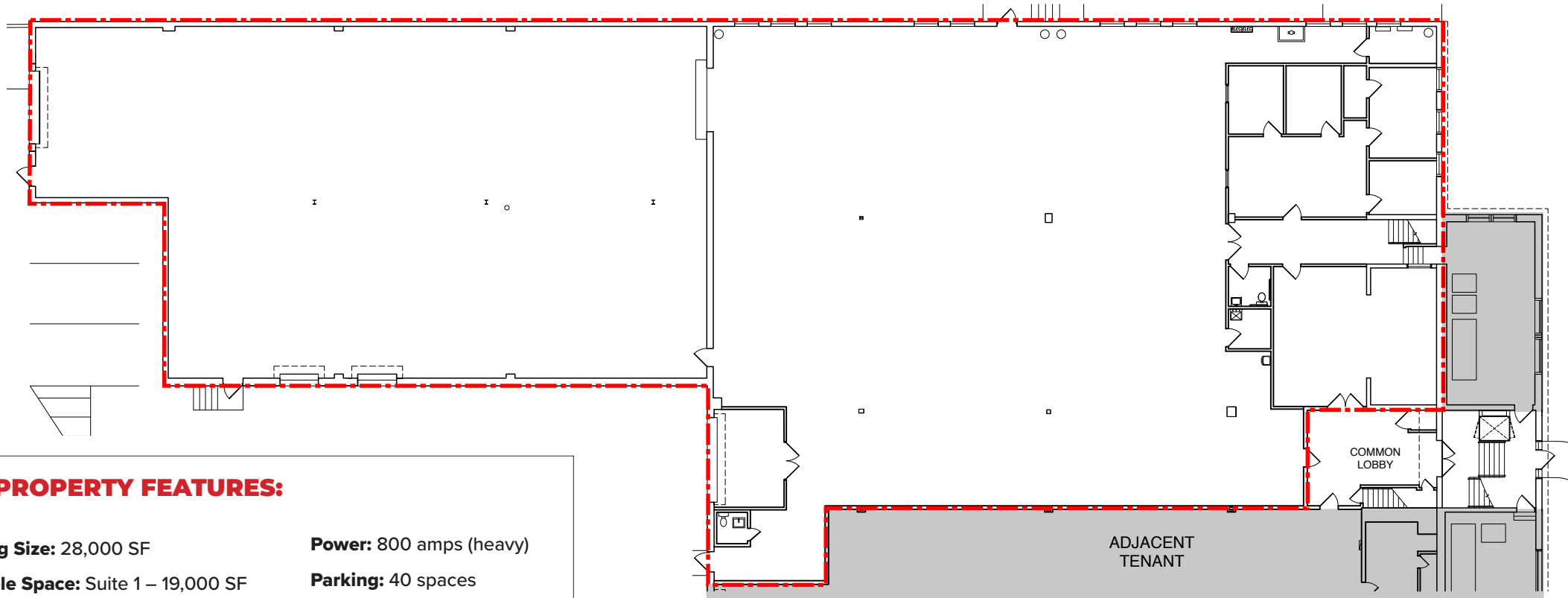
**Heavy power capacity**  
(800 amps)

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

**Zoned Light Impact Industrial**

**Available Immediately**

# 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/Ins/CAM:** \$5.42 PSF

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

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# LOADING AND ACCESS



All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

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# PROPERTY PHOTOS



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

**VIEW ON GOOGLE MAPS**

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