

FOR LEASE

65 TRIANGLE BLVD.

CARLSTADT, NJ

14,465 ± SQ. FT. INDUSTRIAL UNIT

CONTACT EXCLUSIVE BROKER

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// CARLSTADT, NJ

Team Resources, as exclusive agent, is pleased to present this 14,465 +/- sq. ft. warehouse unit for lease located in the heart of the Meadowlands, a prime last-mile distribution hub with a dense surrounding population and labor pool.

**PROXIMITY TO KEY LOCATIONS**

GW Bridge: 8 +/- miles Ports: 11 +/- miles
 NJ Turnpike: 7 +/- miles Lincoln Tunnel: 9 +/- miles

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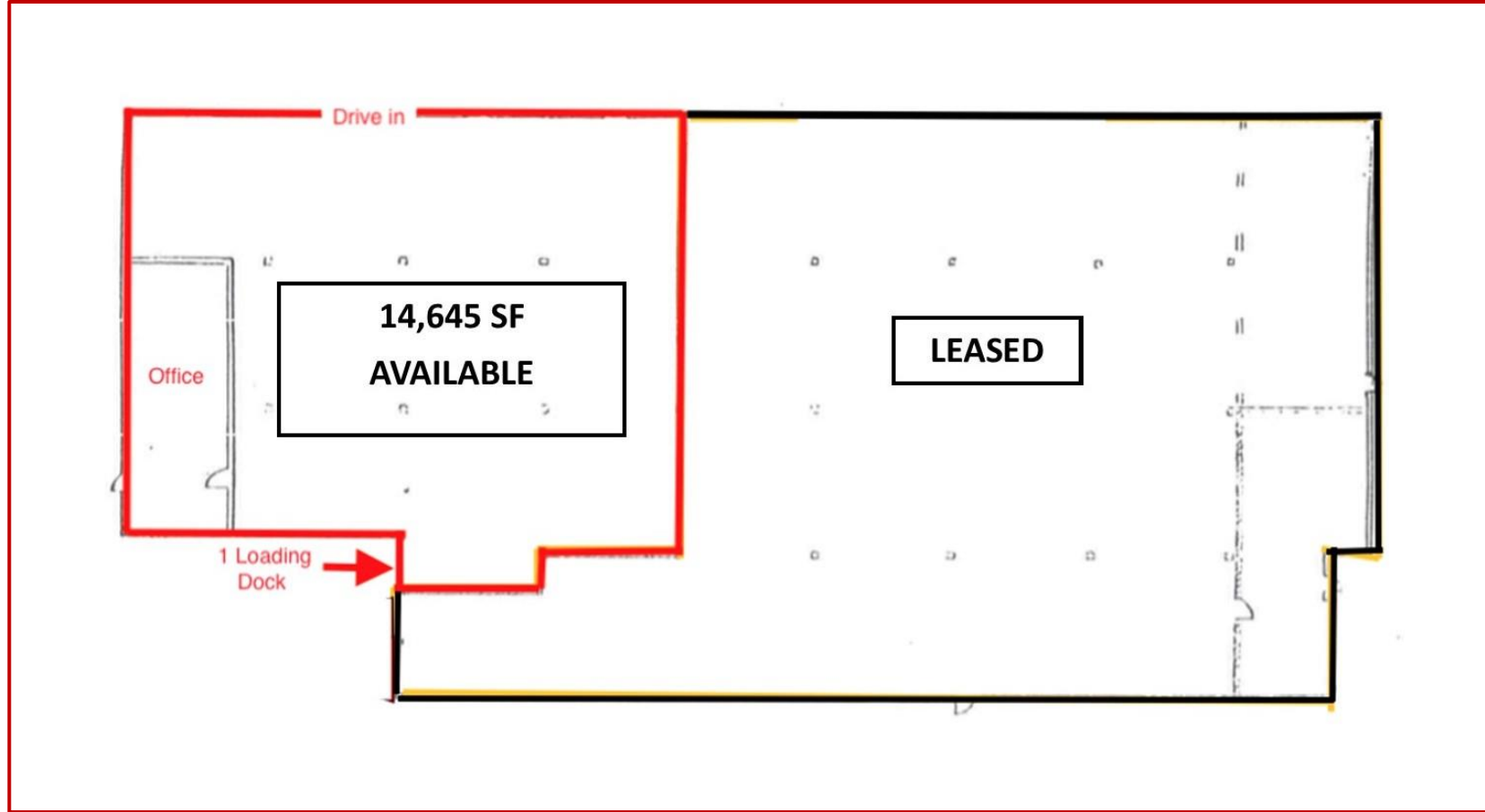
swellins@teamresourcesinc.com**Property Description**

Available:	14,465 +/- sq. ft.
Building Size:	36,385 +/- sq. ft.
Acreage:	1.34 acre
Office:	1,400 +/- sq. ft.
Ceiling Height:	17' clear
Loading:	1 tailboard door / 1 drive-in
Column Span:	30' x 35'
Power:	400 amps
Parking:	12 cars
Zoned:	Light Industrial
Lease Rate:	\$18.00 psf NNN
Taxes:	\$2.84 psf
Insurance/Water:	\$0.76 (Ins.)/\$0.24 (Water)
Occupancy:	July 1, 2026

Overview: Position your operation in the heart of Northern New Jersey's premier logistics corridor. 65 Triangle Blvd offers a highly functional industrial layout with immediate access to major highways including Routes 3, 17 & the NJ TPKE and unparalleled proximity to NYC. Ideal for warehousing, distribution, and light manufacturing. **Bonus: Landlord installed solar panels will benefit Tenants with reduced energy costs.**



FLOOR PLAN



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