

MULTIPLE 2ND FLOOR WAREHOUSE UNITS FOR LEASE

4,500 +/- SQ. FT. – 13,700 +/- SQ. FT.

AT WELL-MAINTAINED INDUSTRIAL PARK IN BERGEN COUNTY, NJ



450 MURRAY HILL PKWY

EAST RUTHERFORD, NJ 07073

Contact **Exclusive Brokers**

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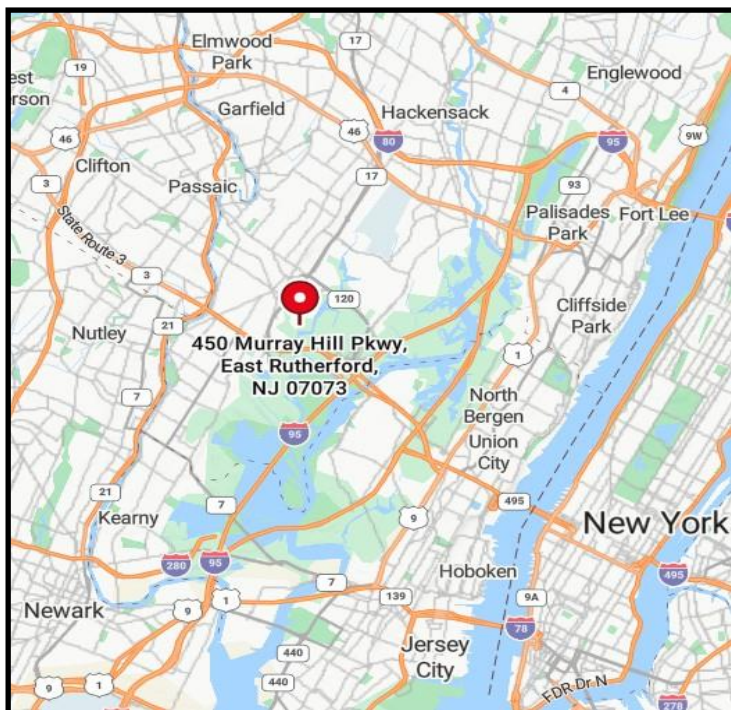
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Team Resources is pleased to present multiple **2ND FLOOR** warehouse units at this multi-tenant industrial park. Units available range from 4,500 +/- sq. ft. to 13,700 +/- sq. ft. Located in **established industrial location** within the competitive Meadowlands submarket. **Functional warehouse design** with clear heights, multiple docks, and office space. Zoned light industrial.



PROXIMITY TO KEY LOCATIONS

NJ Turnpike: 10 +/- miles GW Bridge: 10 +/- miles
 Port Newark: 11 +/- miles Lincoln Tunnel: 10 +/- miles

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Property Description

Available Units:

- Unit C2-A:** 13,762 ±sq. ft.
- Unit C2-B:** 7,844 ±sq. ft.
- Unit C2-C:** 8,181 ±sq. ft.
- Unit C2-D:** 4,524 ±sq. ft.
- Unit C2-E:** 7,521 ±sq. ft.

Building Size: 376,863 ±sq. ft.

Office Space: To suit

Ceiling Height: 15' ceilings

Loading Doors: 2 loading doors

Elevator: 6,000 lb freight elevator

Sprinklers: wet

Lease Rates:

- Unit C2-A: \$8.40 psf NNN
- Unit C2-B: \$8.50 psf NNN
- Unit C2-C: \$8.50 psf NNN
- Unit C2-D: \$8.75 psf NNN
- Unit C2-E: \$8.50 psf NNN

Taxes: \$3.32 psf (Includes CAM/Opex)

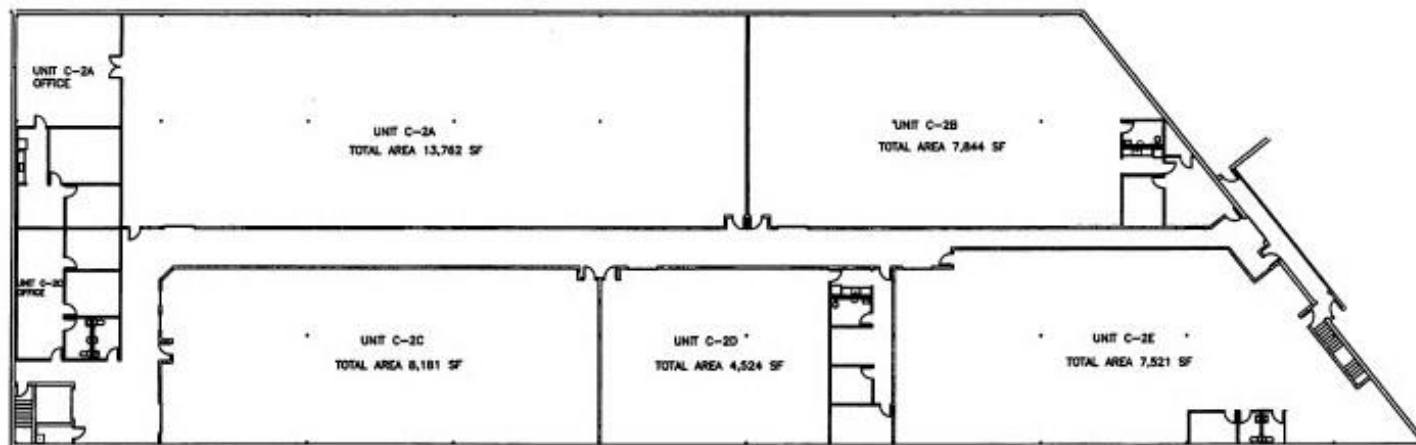
Occupancy: Qtr 3 2026

Strategic Location:

450 Murray Hill Parkway is positioned in the Meadowlands industrial submarket of northern New Jersey — a prime logistics hub serving New York City and the broader Northeast.

- Excellent access to major highways including New Jersey Turnpike (I-95) and Routes 3, 17, 21, and 46 — facilitating regional and interstate freight movement.
- Within about 1 mile of the MetLife Sports Complex and near Meadowlands rail connectivity.





FLOOR PLAN

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