

240 ROUTE 17 SOUTH

LODI, NJ 07644

WILL CONSIDER SALE

CONTACT EXCLUSIVE BROKERS:

ERIC LEWIN

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

Mobile (201) 832-4569

elewin@teamresourcesinc.com

MATT FAVIERI

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

Mobile (201) 956-2889

mfavieri@teamresourcesinc.com

ALEX ROSENBERG

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

Mobile (551) 427-8835

arosenberg@teamresourcesinc.com



WWW.TEAMRESOURCESINC.COM

19,000 ± SQ. FT. RETAIL / INDUSTRIAL BUILDING FOR LEASE / RENTAL RATE UPON REQUEST

28,000 ± SQ. FT. POSSIBLE SALE





240 ROUTE 17 SOUTH, 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 (divisible to 8,000 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
- » Possible Sale

PROPERTY HIGHLIGHTS



240 State Route 17 South is an ideal industrial facility in Northeastern New Jersey for warehousing, retail, distribution, and showroom space operations.



Benefit from **11,000 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.**

CONTACT EXCLUSIVE BROKERS:

ERIC LEWIN

Office (201) 438-1177 (ext. 107)
Mobile (201) 832-4569
elewin@teamresourcesinc.com

MATT FAVIERI

Office (201) 438-1177 (ext. 131)
Mobile (201) 956-2889
mfavieri@teamresourcesinc.com

ALEX ROSENBERG

Office (201) 438-1177 (ext. 135)
Mobile (551) 427-8835
arosenberg@teamresourcesinc.com

19,000 (divisible to 8,000 SF)

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)

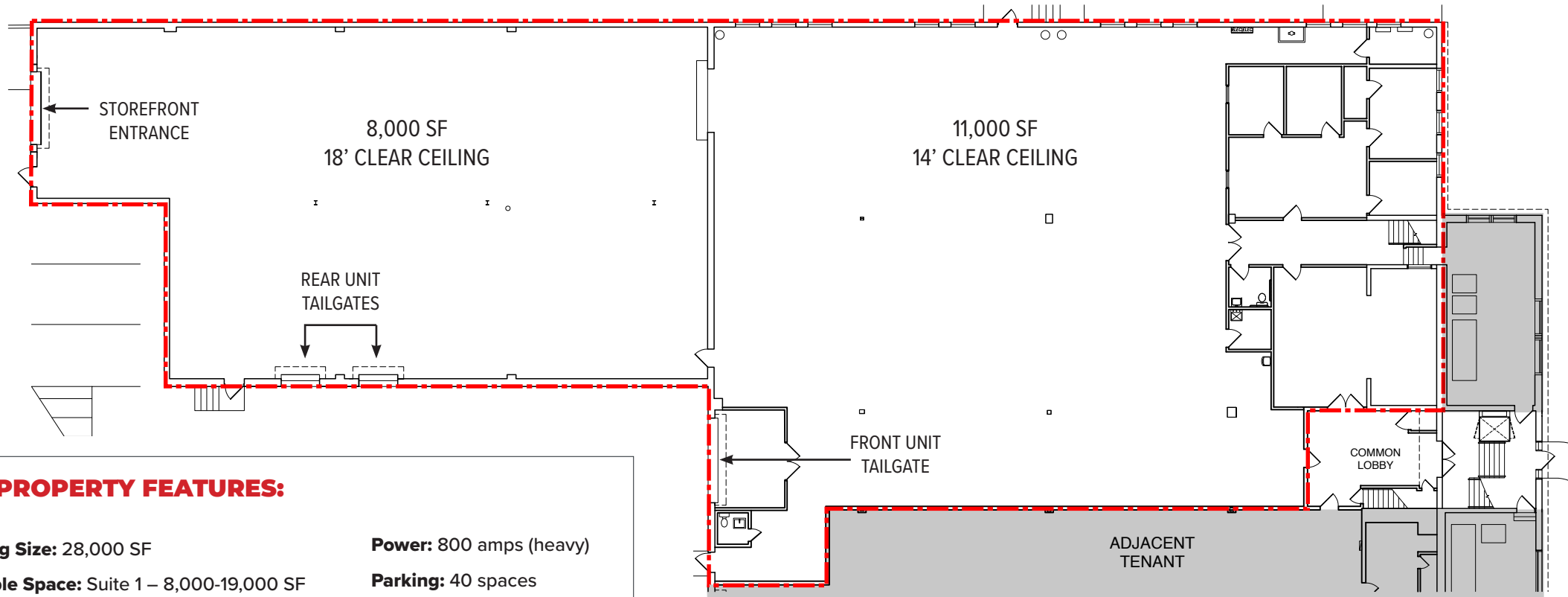
Forty (40) on-site

parking spaces

Zoned Light Impact Industrial

Available Immediately

SITE PLAN



KEY PROPERTY FEATURES:

Building Size: 28,000 SF
Available Space: Suite 1 – 8,000-19,000 SF
Ceiling Heights: 14'–18' clear
Loading: 3 tailgates, 1 grade-level door

Power: 800 amps (heavy)
Parking: 40 spaces
Tax/Ins/CAM: \$5.42 PSF

CONTACT EXCLUSIVE BROKERS:

ERIC LEWIN

Office (201) 438-1177 (ext. 107)
Mobile (201) 832-4569
elewin@teamresourcesinc.com

MATT FAVIERI

Office (201) 438-1177 (ext. 131)
Mobile (201) 956-2889
mfavieri@teamresourcesinc.com

ALEX ROSENBERG

Office (201) 438-1177 (ext. 135)
Mobile (551) 427-8835
arosenberg@teamresourcesinc.com

240 ROUTE 17 SOUTH, LODI, NJ 07644

LOADING AND ACCESS



240 ROUTE 17 SOUTH, LODI, NJ 07644

PROPERTY PHOTOS





Aaron's **ShopRite** **LA FITNESS**

TD **FAMILY DOLLAR** **Great Clips**

THE HOME DEPOT **Capital One Bank** **AAA WHOLESALE CASH & CARRY**

West Marine **CHIPOTLE MEXICAN GRILL** **Wawa** **amazon STATION DJR1**

BRINKS **SUPERCUTS** **Hackensack Meridian FITNESS & WELLNESS**

Stop&Shop **Chit Chat DINER** **planet fitness** **Club Champion**

SUBJECT PROPERTY

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

ALDI **amazon fresh** **Rush Bowls** **WELLS FARGO** **IDG CLUB GOLF & CAFE**

BANK OF AMERICA **Santander** **BURGER KING**

UNITED STATES POSTAL SERVICE **ups** **UNITED STATES POSTAL SERVICE**

Walgreens **citibank** **GameStop**

Extra Space Storage **PNC BANK**

QuickChek **mazda MAZDA OF LODI**

MAVIS DISCOUNT TIRE **Pep Boys AUTO SERVICE & TIRES**

Budget



**VIEW ON
GOOGLE MAPS**