

FOR LEASE: 58,000 +/- SQ. FT. INDUSTRIAL PROPERTY

BRAND NEW OFFICE & LED LIGHTING



175 BROAD ST.

CARLSTADT, NJ 07072

Contact **Exclusive Broker**

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Team Resources is pleased to present this 58,000+/- sq. ft. industrial unit for lease. **175 Broad Street** offers $\pm 58,000$ SF of available industrial space within a $\pm 126,000$ SF professionally maintained facility in Carlstadt, NJ. The space includes $\pm 4,000$ SF of office and is ideally suited for distribution, warehousing, or light manufacturing users. Position your business in the heart of the **Meadowlands** with this **highly functional** industrial opportunity. This property offers a rare combination of scale, office presence, and loading, making it an ideal solution for companies seeking a **centrally located Northern New Jersey distribution hub**.



Property Description

Available Space:	58,000 $\pm$ sq. ft.
Building Size:	126,000 $\pm$ sq. ft.
Acreage:	5 $\pm$ acres
Office Space:	4,000 $\pm$ sq. ft.
Ceiling Height:	14' – 15' clear
Loading Doors:	5 tailboard doors & 1 drive-in door
Column Span:	30' x 40'
Parking:	ample
Power:	800 amps/440v
Zoned:	light industrial
Lease Price:	\$13.50 NNN
OPEX:	\$3.36 psf
Occupancy:	immediate

LOCATION ADVANTAGES

Situated in one of the region's most sought-after industrial corridors, this strategic location, just minutes to **Routes 3, 17**, and the **New Jersey Turnpike/I-95**, boasts immediate access to major highways and regional infrastructure including proximity to **NYC and Major Ports**.

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