FOR LEASE: 36,652 +/- SQ. FT. INDUSTRIAL PROPERTY



482 BARELL AVENUE

CARLSTADT, NJ 07072

Contact **Exclusive** Brokers

Alex Rosenberg
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TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

482 BARELL AVE // *CARLSTADT, NJ 07072*

Team Resources is pleased to present this 36,652 +/- sq. ft. free-standing industrial warehouse building. Position your business in the heart of one of Northern New Jersey's most **sought-after industrial corridors** with this highly functional and well-located facility in Carlstadt. Situated in the highly desirable **Meadowlands submarket**, Carlstadt continues to attract logistics, e-commerce, and service-oriented tenants due to its central location and strong infrastructure. Strategic location with immediate access to **Routes 3, 17, and the NJ Turnpike.** Availability in this area remains limited, making this a rare leasing opportunity.



Property Description

Available:	36,652 ± sq. ft.
Building Size:	36,652 ± sq. ft.
Acreage:	1.9 ± acres
Office Space:	2,400 ± sq. ft.
Ceiling Height:	16' ceilings
Column Span:	33' x 38'
Loading Doors:	6 tailboards
Roof:	New TPO roof installed August 2025, 20-year warranty
Parking:	20 car parking
Power:	1200a/240v/3p 3 wire (heavy)
Lease Rate:	Upon request
Occupancy:	Immediate

Location Advantages

482 Barell Avenue offers unmatched connectivity within the Meadowlands market, just minutes from major regional thoroughfares and key logistics hubs. The property's proximity to:

- Newark Liberty International Airport
- Port Newark–Elizabeth Marine Terminal
- New York City

makes it an ideal choice for companies requiring fast, efficient distribution throughout the tri-state area.

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PROPERTY PHOTOS









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