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Commercial Real Estate Brokerage  
Commercial Property Management  
"Value Beyond the Transaction"

# For Lease

# 610

# Commercial Ave.

# 15,000 +/- SF

# Warehouse Space

# Carlstadt, NJ 07072



**Building Size: 35,000 +/-**

**Size Avail:** 15,000 SF +/-  
**Office Space:** 2,000 SF +/-  
**Warehouse:** 16 - 20' Ceiling Height  
**Multi Bathrooms**  
**Rent:** \$9.75/SF  
**RE Tax:** \$2.75/SF  
**Availability:** January 1, 2020

## PRIME MEADOWLANDS LOCATION

- ◆ IDEAL FOR DISTRIBUTION
- ◆ 2 SHARED TAILBOARDS
- ◆ SHARED PARKING SPOTS + STREET PARKING
- ◆ LIGHT MANUFACTURING ZONED
- ◆ PROXIMITY TO NYC & 3, 17, 46, 80 NJ TPKE
- ◆ MINUTES FROM NEW YORK CITY VIA LINCOLN TUNNEL OR GW BRIDGE
- ◆ DRY SPRINKLER SYSTEM

**For More Details Please Contact Edward Oh Cell 201-407-7303**  
**Office: 201-784-8822 X604 or email: eoh@lbcommercial.com**

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