

FOR SUB-LEASE

# 150 COMMERCE RD

CARLSTADT, NJ 07072



11,300 ± SQ FT. | UNIT 1

PRIME MEADOWLANDS | WAREHOUSE/DISTRIBUTION FACILITY

**CONTACT EXCLUSIVE BROKER**

**ERIC LEWIN**

Office (201) 438-1177 | Mobile (201) 832-4569  
[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)

**STACEY WELLINS**

Office (201) 438-1177 | Mobile (914) 907-4095  
[swellins@teamresourcesinc.com](mailto:swellins@teamresourcesinc.com)



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**Team Resources**, as exclusive agent, is pleased to present this 11,300 +/- square foot unit for sub-lease in a prime Meadowlands location. Conveniently located in the "Heart of the Meadowlands" providing easy access to I-95, Rt. 80, Rt. 21, Rt. 3 and is just 12 miles from NYC and 15 miles from the Ports.



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### Property Description

<b>Available Space:</b>	11,300 +/- square feet
<b>Building Size:</b>	30,000 +/- square feet
<b>Office Space:</b>	2,220 +/- square feet
<b>Zoning:</b>	LI-B
<b>Loading Doors:</b>	1 tailboard door, 1 drive in (12' wide)
<b>Ceiling Height:</b>	15' clear
<b>Column Span:</b>	25' x 38'
<b>Parking:</b>	15 cars
<b>Available:</b>	60-90 days
<b>Asking Rental:</b>	Upon Request

Expenses (+-)	\$/PSF	\$/Year
<b>Taxes 2022</b>	\$2.26	68,029.78
<b>CAM (est.)</b>	\$1.45	43,500.00
<b>TOTAL</b>	\$3.71	111,529.78



### 150 COMMERCE ROAD

This 11,300 +/- sq. ft. sublease runs through September 30, 2025. Zoned Light Industrial & Distribution B, this space has 15' ceilings, tailboard and drive-in loading and 15 car parking.

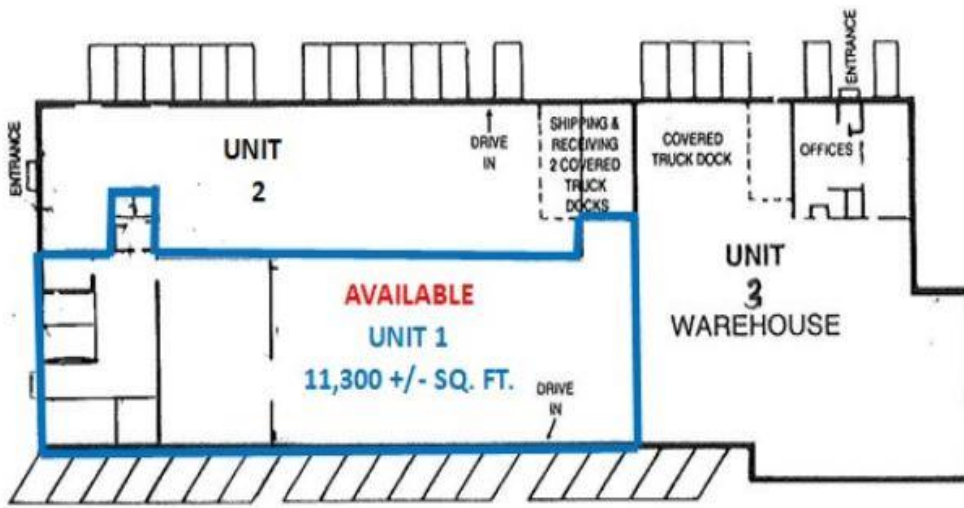
### PRIME LOCATION

Located in the Heart of the Meadowlands, 130 Commerce Rd is strategically located just minutes from Rt. 120 with E-Z On/Off access to I-95 - NJ Turnpike as well as alternate trucking routes like Rt. 21, Rt. 80, 46, and Rt. 3. Just 15 miles from Port Newark and 12 miles to Manhattan makes 130 Commerce Rd a highly desirable location.



### PROXIMITY TO KEY LOCATIONS

<b>Ports:</b>	15 miles	<b>Newark Airport:</b>	14 miles
<b>NYC:</b>	12 miles	<b>NJTPKE:</b>	8 miles



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