

FOR LEASE

401 WASHINGTON AVE. CARLSTADT, NJ

115,000+/- SQ FT. WAREHOUSE / DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

Greg Sholom

Mobile (201) 755-2628

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David Cantor

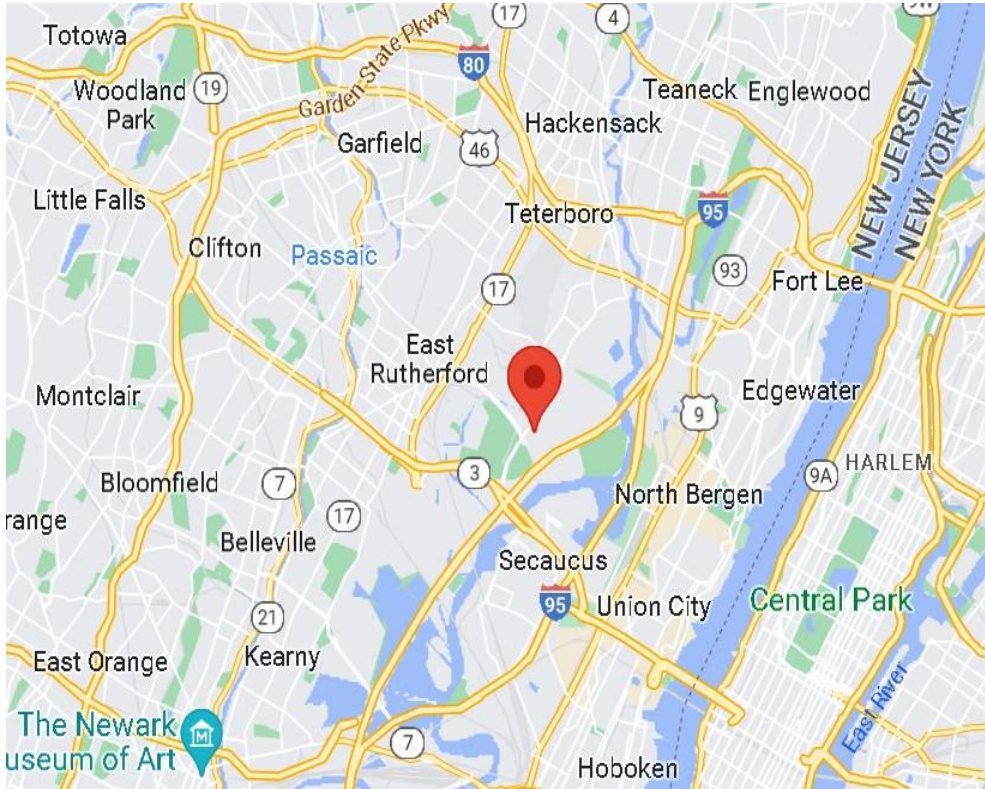
Mobile (201)314-2495

dcantor@teamresourcesinc.com



401 Washington Ave // Carlstadt, NJ

Team Resources, as exclusive agent, is pleased to present this property of 115,000 +/- Sq. Ft. for Lease. Zoned Light Industrial. Recently completed rehab. Power is 2000A/480V/3P/4W.



Property Description

Acreage:	7.26 +/- acres
Available Space:	115,000 +/- sq. ft.
Office Space:	1,000 +/- sq. ft.
Ceiling Height:	26' clear
Loading Doors:	10 tailboard doors
Column Spacing:	25'w x 50'd & 40'-70'
Parking:	100+ cars
Sprinklers:	wet
Power:	2000 amps/ 480 volts/ 3 ph/ 4 w
Lease Price:	Upon Request
Taxes:	Approx. \$1.83 per sq. ft. (2022)
Occupancy:	Fall 2023

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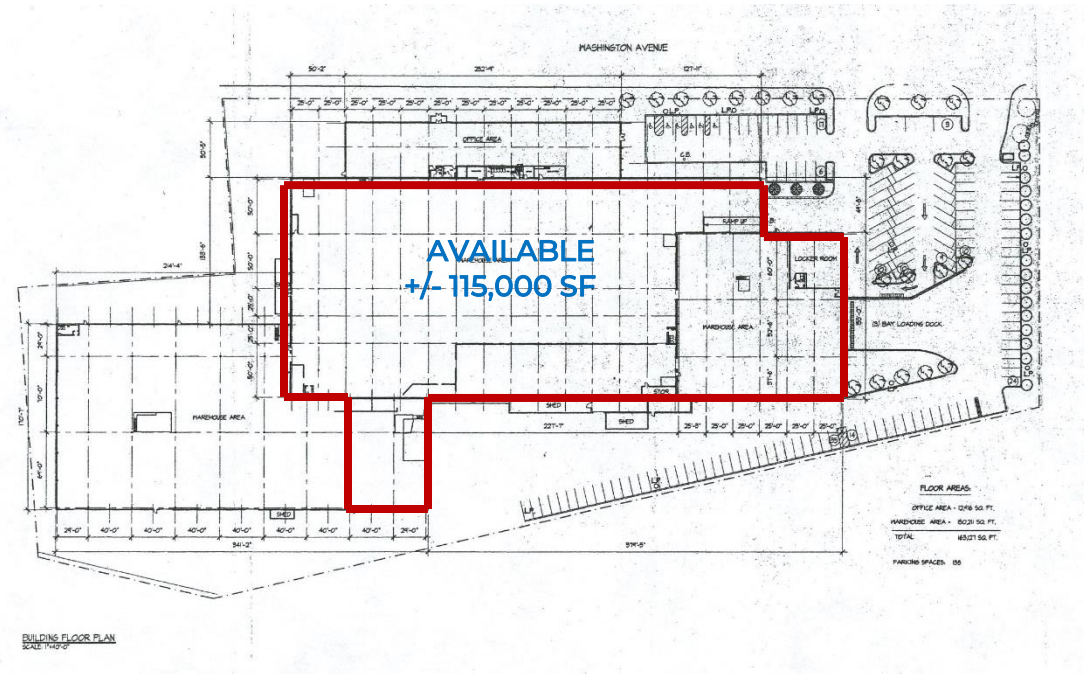
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PROXIMITY TO KEY LOCATIONS

Port Newark	11 +/- miles	NJ Turnpike	1 +/- miles
Lincoln Tunnel	7 +/- miles	GW Bridge	8 +/- miles



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