

FOR LEASE

# 120 COMMERCE RD

CARLSTADT, NJ 07072



25,440 ± SQ FT.

**PRIME MEADOWLANDS | WAREHOUSE/DISTRIBUTION FACILITY**

**CONTACT EXCLUSIVE BROKER**

**ERIC LEWIN**

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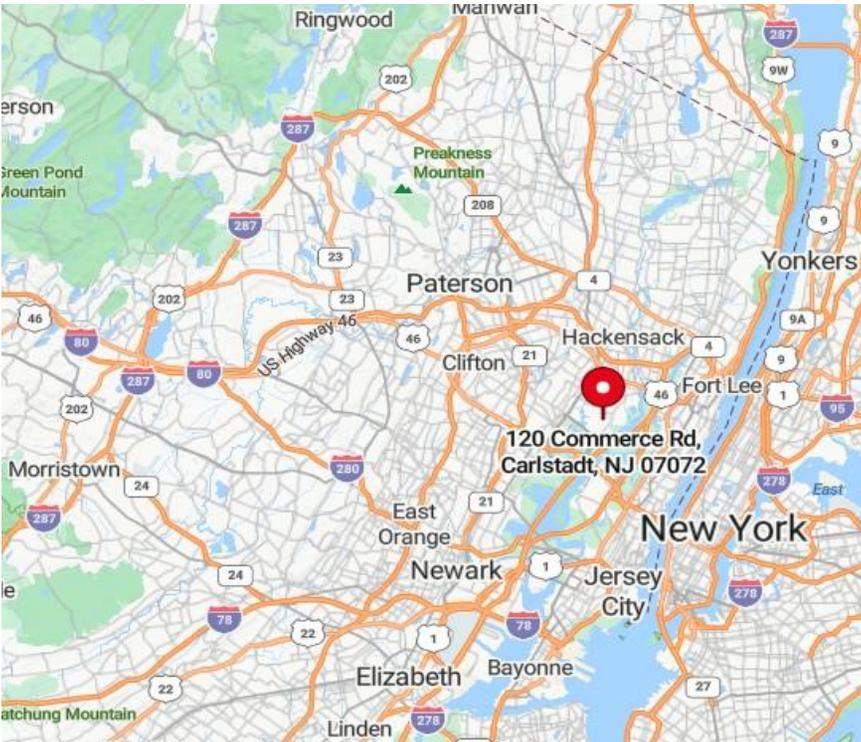
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**Team Resources**, as exclusive agent, is pleased to present this 25,440 +/- square foot unit for lease in a prime Meadowlands location. Conveniently located in the “Heart of the Meadowlands” providing easy access to I-95, Rt. 80, Rt. 21, Rt. 3 and is just 12 miles from NYC and 15 miles from the Ports.



## PROXIMITY TO KEY LOCATIONS

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

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Property Description	
<b>Available Space:</b>	25,440 +/- square feet
<b>Building Size:</b>	25,440 +/- square feet
<b>Office Space:</b>	2,476 +/- square feet
<b>Zoning:</b>	LI-B
<b>Loading Doors:</b>	2 tailboard doors, 1 drive in door
<b>Ceiling Height:</b>	15' clear
<b>Column Span:</b>	25' x 40'
<b>Power:</b>	400 - 800a/240 - 480v 3p 4w Heavy
<b>Parking:</b>	31 spaces
<b>Available:</b>	05/01/2026
<b>Asking Rental:</b>	Upon request

Expenses (+-)	\$/PSF	\$/Year
<b>Taxes 2025</b>	\$2.77	\$70,468.80
<b>CAM</b>	\$1.33	\$33,835.20
<b>Insurance</b>	\$0.53	\$13,483.20
<b>TOTAL</b>	\$4.63	\$117,787.20

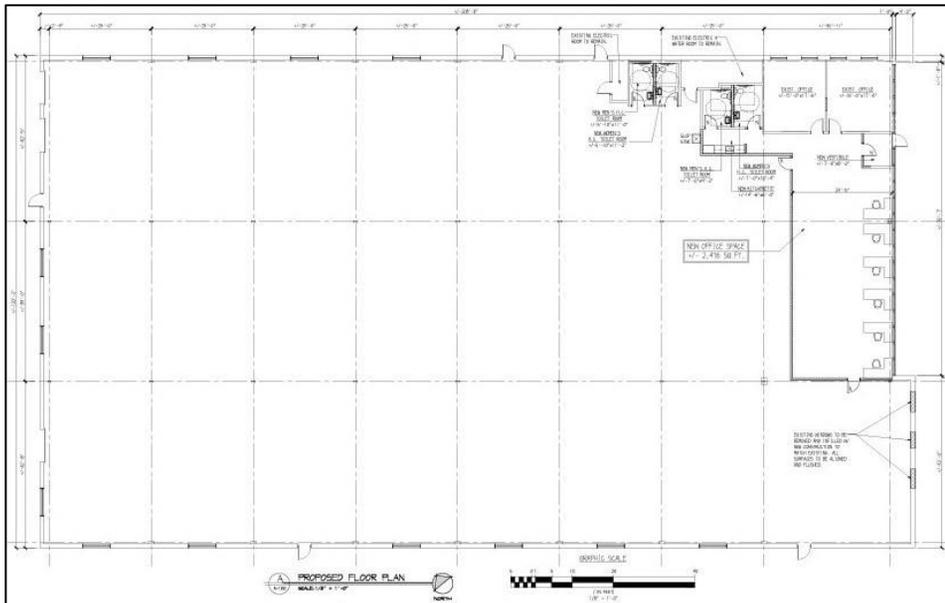


## 120 COMMERCE ROAD

Zoned Light Industrial & Distribution B, this space has 15' ceilings, 2 tailboards and drive-in loading and ample parking. **Planned renovations to include full office & restroom renovation, upgraded lighting to LED, new loading door, front façade facelift, which includes installation of new energy efficient windows.**

## PRIME LOCATION

Located in the Heart of the Meadowlands, 120 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 120 Commerce Rd a highly desirable location.



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