

FOR LEASE: 7,685 +/- SQ. FT. INDUSTRIAL PROPERTY



# 349 RAILROAD AVE

EAST RUTHERFORD, NJ 07073

Contact **Exclusive Broker**

**Eric Lewin**

Office (201) 438-1177

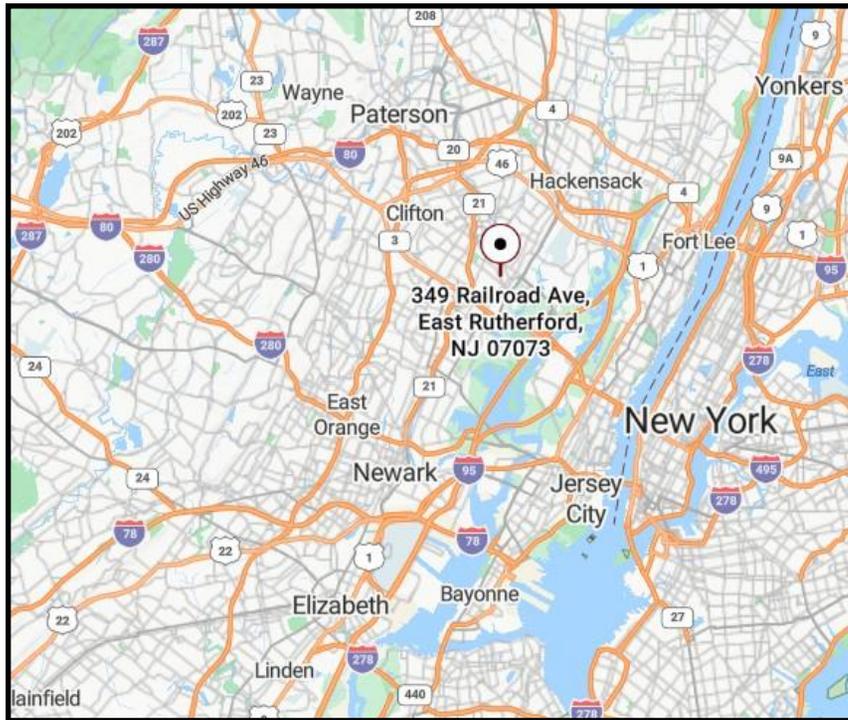
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# 349 RAILROAD AVE // EAST RUTHERFORD, NJ 07073

**Team Resources** is pleased to present this 7,685 +/- sq. ft. prime industrial/flex space available for lease in the heart of East Rutherford's thriving industrial district. This unit offers excellent functionality for a wide range of users, featuring efficient warehouse space with high ceilings, drive-in doors, and convenient access to major highways including Routes 3,17, 46, I-80 and the NJ Tpke. Zoned: Light Industrial/Flex. Located just minutes from the Meadowlands Sports Complex, the Lincoln Tunnel, and New York City, 349 Railroad Avenue provides unmatched regional access and convenience. Ideal for distribution, light manufacturing, or service-oriented businesses seeking a well-maintained facility in a prime Bergen County location.



## Property Description

<b>Available Space:</b>	7,685 ±sq. ft.
<b>Building Size:</b>	15,000 ±sq. ft.
<b>Acreage:</b>	0.25 ± acres
<b>Office Space:</b>	600 ± sq. ft.
<b>Ceiling Height:</b>	10' - 16' ceilings
<b>Loading Doors:</b>	2 drive-in doors
<b>Sprinklers:</b>	wet
<b>Lease Rate:</b>	\$16.00 psf
<b>Taxes:</b>	\$1.69 psf
<b>Cam:</b>	\$1.58 psf
<b>Occupancy:</b>	January 1, 2026

- Divisible To:**
- 2,400 sq. ft.
  - 400 +/- sq. ft.
  - 10' – 16' ceilings
  - 1 drive-in door
  - HVAC

## KEY DISTANCES

GWB	11 +/- miles
Lincoln Tunnel	10 +/- miles
Ports	12 +/- miles
NJ TPKE	6 +/- miles

### CONTACT BROKER:

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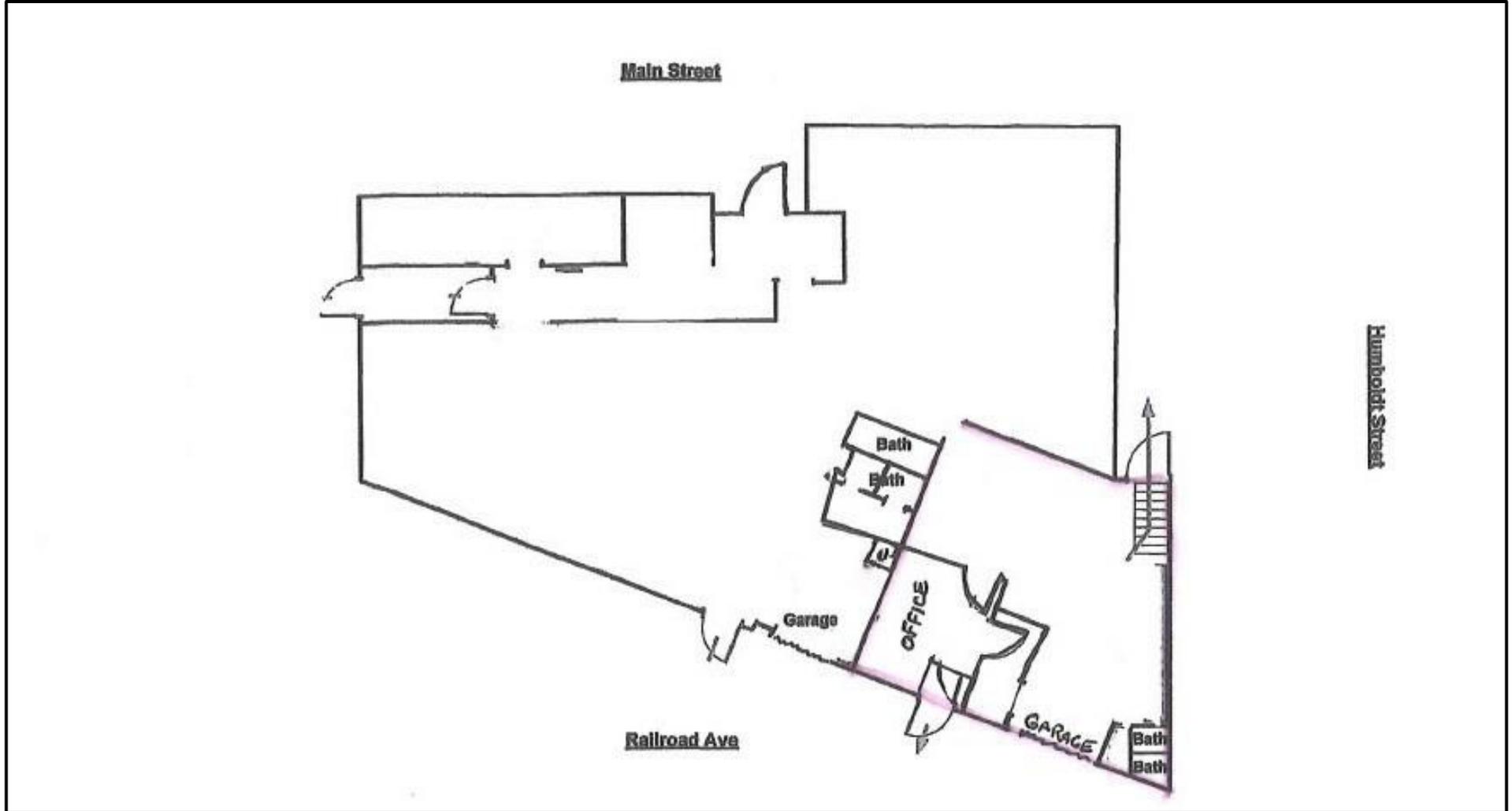
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# FLOOR PLAN



# PROPERTY PHOTOS

