

240 ROUTE 17 SOUTH

LODI, NJ 07644

AVAILABLE FOR SALE



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WWW.TEAMRESOURCESINC.COM

19,000 ± SQ. FT. RETAIL / INDUSTRIAL BUILDING FOR LEASE / RENTAL RATE UPON REQUEST

28,000 ± SQ. FT. AVAILABLE FOR SALE



240 ROUTE 17 SOUTH, LODI, NJ 07644

PROPERTY DESCRIPTION

Team Resources, as exclusive agent, is pleased to present **240 Route 17 South in Lodi, New Jersey**. The property offers 19,000 square feet of functional retail, industrial and office space within a 28,000-square-foot building, featuring multiple loading positions, heavy power, and flexible clear heights suitable for a variety of industrial, retail and flex users. Located directly along Route 17 South, the property benefits from exceptional visibility and convenient access to I-80, Route 46, Route 3, and the New Jersey Turnpike, supporting efficient regional and last-mile distribution throughout Bergen County and the greater New York metropolitan area.

- » 19,000 SF (divisible to 8,000 SF) available within a 28,000 SF industrial building
- » Prominent Route 17 South frontage (170')
- » Three (3) tailgate loading doors plus one (1) grade-level door
- » Clear ceiling heights ranging from 14' to 18'
- » Heavy power capacity (800 amps)
- » Forty (40) on-site parking spaces
- » Zoned Light Impact Industrial
- » Available immediately
- » Available for sale

PROPERTY HIGHLIGHTS



240 State Route 17 South is an ideal industrial facility in Northeastern New Jersey for warehousing, retail, distribution, and showroom space operations.



Benefit from **11,000 square feet of retail and showroom space, a strong surrounding population, and frontage** to over 300,000 passing vehicles.



Capitalize on **prime Route 17 and Interstate 80 visibility**, four dock doors for easy loading operations, heavy power, and soaring 18-foot ceilings.



Situated **12 minutes west of the George Washington Bridge**, offering convenient access to **Interstate 80, Routes 3 and 46, and the New Jersey Turnpike.**

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19,000 (divisible to 8,000 SF)
within a 28,000 SF industrial building

Prominent Route 17
South frontage (170')

Three (3) tailgate loading doors
plus one (1) grade-level door

Clear Ceiling Heights
ranging from 14' to 18'

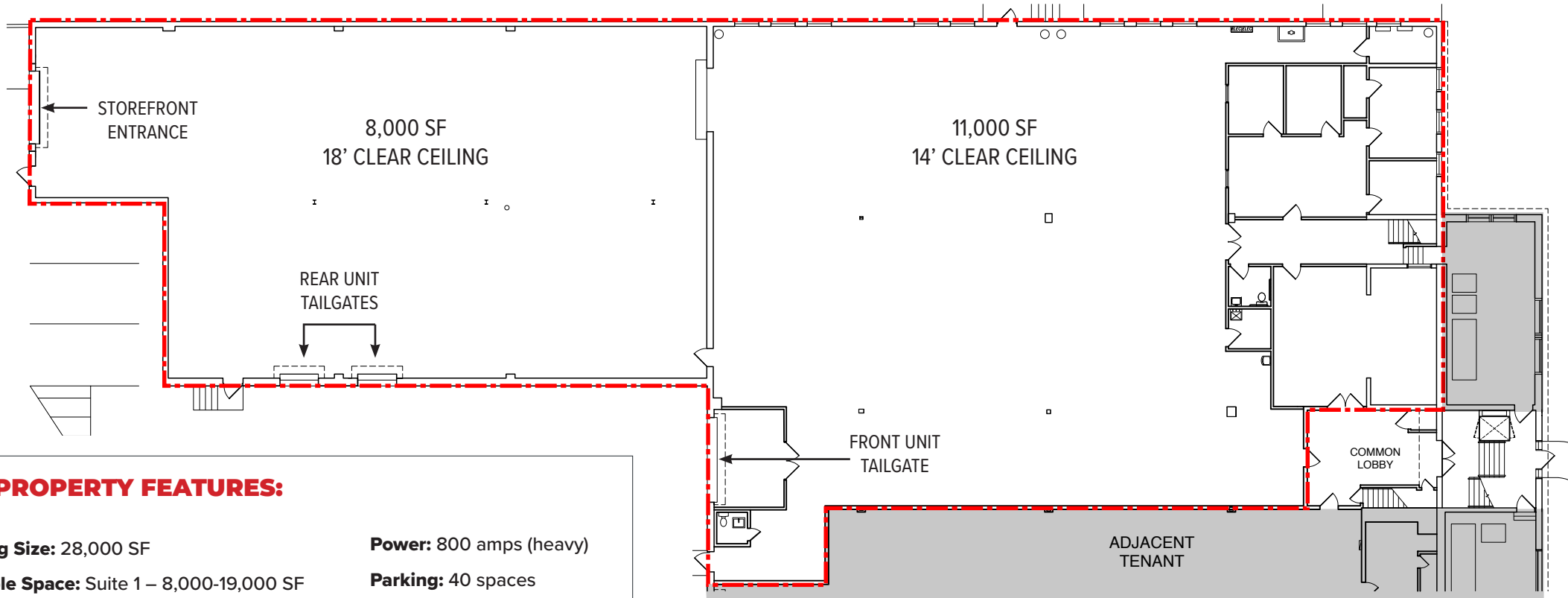
Heavy power capacity
(800 amps)

Forty (40) on-site parking spaces

Zoned Light Impact Industrial

Available Immediately

SITE PLAN



KEY PROPERTY FEATURES:

Building Size: 28,000 SF

Available Space: Suite 1 – 8,000-19,000 SF

Ceiling Heights: 14'–18' clear

Loading: 3 tailgates, 1 grade-level door

Power: 800 amps (heavy)

Parking: 40 spaces

Tax/Ins/CAM: \$5.42 PSF

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LOADING AND ACCESS



All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

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PROPERTY PHOTOS



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SUBJECT PROPERTY
240 Route 17 South,
Lodi, NJ 07644

VIEW ON GOOGLE MAPS

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