

# MULTIPLE 2<sup>ND</sup> FLOOR WAREHOUSE UNITS FOR LEASE

4,500 +/- SQ. FT. – 15,000 +/- SQ. FT.

AT WELL-MAINTAINED INDUSTRIAL PARK IN BERGEN COUNTY, NJ



## 450 MURRAY HILL PKWY

EAST RUTHERFORD, NJ 07073

Contact **Exclusive Brokers**

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**Team Resources** is pleased to present multiple **2<sup>ND</sup> FLOOR** warehouse units at this multi-tenant industrial park. Units available range from 4,500 +/- sq. ft. to 15,000 +/- sq. ft. Located in **established industrial location** within the competitive Meadowlands submarket. **Functional warehouse design** with clear heights, multiple docks, and office space. Zoned light industrial.



## PROXIMITY TO KEY LOCATIONS

NJ Turnpike: 10 +/- miles      GW Bridge: 10 +/- miles  
 Port Newark: 11 +/- miles      Lincoln Tunnel: 10 +/- miles

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### Property Description

<b>Available Units:</b>	<b>Unit C2-A:</b> 15,030 ±sq. ft. <b>Unit C2-B:</b> 7,844 ±sq. ft. <b>Unit C2-C:</b> 6,913 ±sq. ft. <b>Unit C2-D:</b> 4,524 ±sq. ft. <b>Unit C2-E:</b> 7,521 ±sq. ft.
<b>Building Size:</b>	376,863 ±sq. ft.
<b>Office Space:</b>	To suit
<b>Ceiling Height:</b>	15' ceilings
<b>Loading Doors:</b>	2 loading doors
<b>Elevator:</b>	6,000 lb freight elevator
<b>Sprinklers:</b>	wet
<b>Lease Rates:</b>	Unit C2-A: \$15,000/month Gross Unit C2-B: \$8,500/month Gross Unit C2-C: \$8,500/month Gross Unit C2-D: \$5,500/month Gross Unit C2-E: \$8,000/month Gross
<b>Occupancy:</b>	Qtr 1 2026

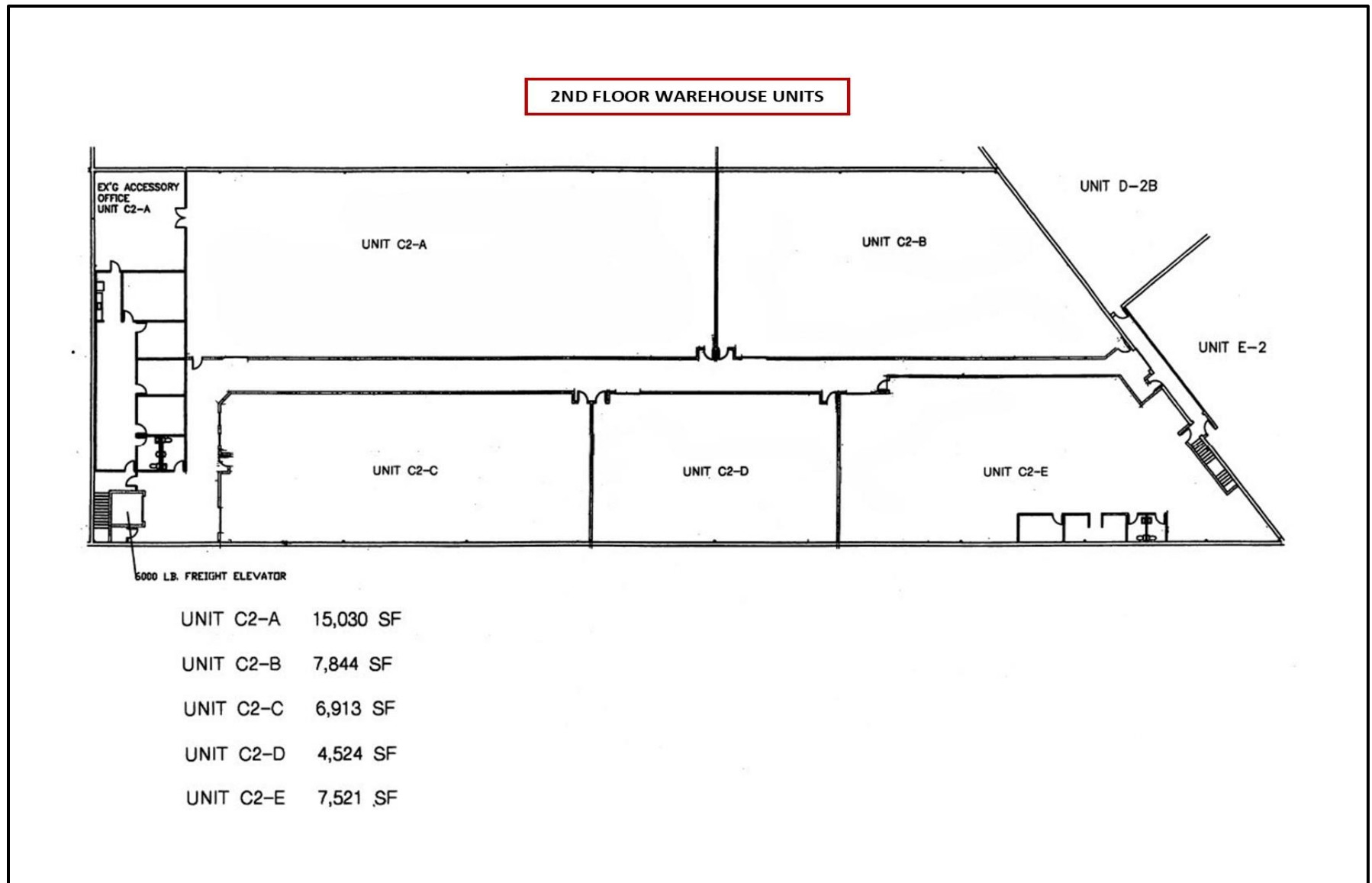
### Strategic Location:

450 Murray Hill Parkway is positioned in the Meadowlands industrial submarket of northern New Jersey — a prime logistics hub serving New York City and the broader Northeast.

- Excellent access to major highways including New Jersey Turnpike (I-95) and Routes 3, 17, 21, and 46 — facilitating regional and interstate freight movement.
- Within about 1 mile of the MetLife Sports Complex and near Meadowlands rail connectivity.





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