

MULTIPLE 2ND 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**

Eric Lewin

Office (201) 438-1177 x107

Mobile (201) 832-4569

elewin@teamresourcesinc.com

Stacey Wellins

Office (201) 438-1177 x116

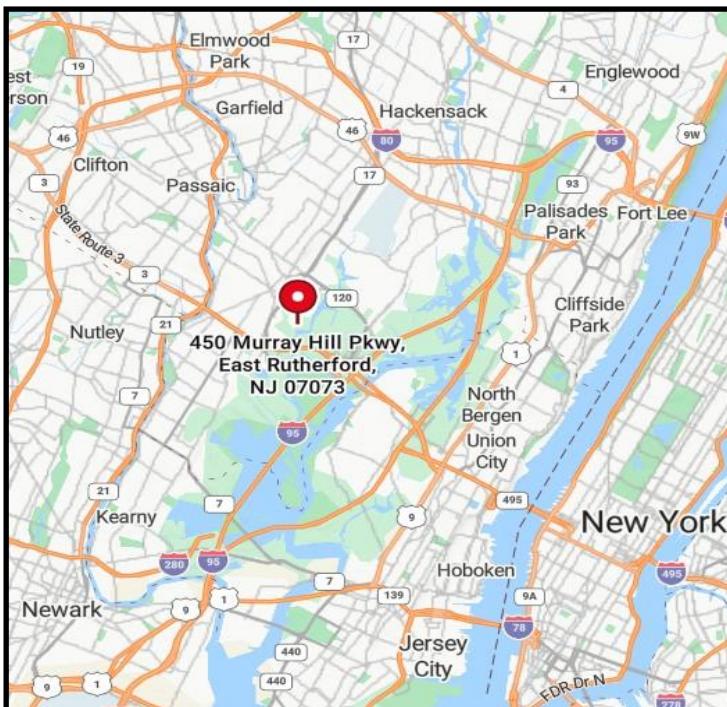
Mobile (914) 907-4095

swellins@teamresourcesinc.com



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Team Resources is pleased to present multiple **2ND 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

Available Units:

Unit C2-A: 15,030 ±sq. ft.
Unit C2-B: 7,844 ±sq. ft.
Unit C2-C: 6,913 ±sq. ft.
Unit C2-D: 4,524 ±sq. ft.
Unit C2-E: 7,521 ±sq. ft.

Building Size:

376,863 ±sq. ft.

Office Space:

To suit

Ceiling Height:

15' ceilings

Loading Doors:

2 loading doors

Elevator:

6,000 lb freight elevator

Sprinklers:

wet

Lease Rates:

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

Occupancy:

Qtr 1 2026

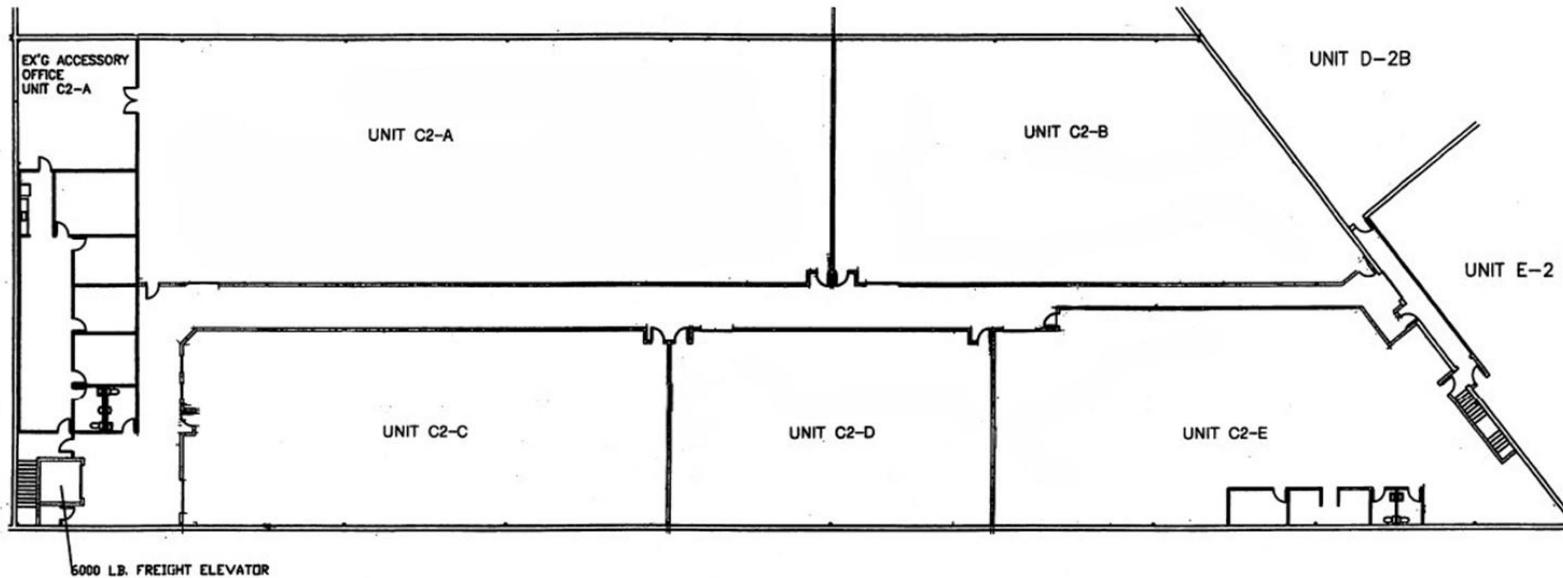
Strategic Location:

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.



2ND FLOOR WAREHOUSE UNITS



UNIT C2-A 15,030 SF

UNIT C2-B 7,844 SF

UNIT C2-C 6,913 SF

UNIT C2-D 4,524 SF

UNIT C2-E 7,521 SF

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