



Last LP: \$21.95 **ML#:** 24004907 **COM/A**
Addr: 15 Triangle Blvd
(Click to view Map)
Town: Carlstadt **Zip:** 07072
(Click to view Town Info)
County: BERGEN **County Locale#:** 300 **Area#:** 0205
Direct: Washington Ave to Veterans Blvd to Triangle Blvd
Orig LP: \$21.95 **DOM:** 2

SqFt for Lease:	14200	SqFt for Sale:		MinSF for Lease:	14200
Build/Complex:	None			For Sale/Lease:	L
Style:	Industrial	Sub Style:	Wrhs/Ofc	Liquor License:	N
Lease Amnt\$:		\$/SqFt:		Lease Type:	G
Office Rent:		Office SqFt:	2000	Lease Term:	Flex
Comm Paid By:	Landlord				
Total Size:	14200	Unit of Msr:		Tenancy Typ:	
Land Assessment:		Coverage:		Zoned:	Industrl
Bldg Assessment:		Lot Size(acres):			
Taxes:	\$1	Contiguous Land:		Expandable:	
Floor/Unit Desc:		Avail:		Free Standing:	Y
Road Front:		Bldg Front:		Mortgage Info:	
Restrictions:	No manufacture, re-packaging			Cooking:	N
Easements/Assess:		Construction:		Windows:	
Year Built:		Floor Load:		Floor Const:	
#Floors:		Tailgate Docks:		Roof:	
Drive-Ins:		Column Spacing:		Sprinklers:	
Rail Access:	N	Elev Capacity:		Floor Drains:	
#Elevators:		Alarm:		Cranes:	
#Lavatories:		#Parking Spaces:	20	Addl Parking:	
Ceiling Height:	18				Refrig: N

Waterfront:	None	Flood Plain:	None
Rent Incl:	Common Area, Heat, Tax	Ownership:	Corporate
Utilities:	Other See Remarks	Heat/Cool:	Gas, Hot Air
Possession:	0-30		

Location:**Transportation:****Prior Use:****Comp BA:** 2%-\$300

Compensation offered to NJMLS Broker Participant and may be different if not a Participant of NJMLS

Dept. of Envrmt Protect Status:**Comp Sub:**

This +/-14,200 sq ft space available for lease consists of an expansive 12,000 sq ft warehouse space accompanied with a 2,000 sq ft office. It has lofty 18 ft ceilings, 2 loading docks, 2 restrooms, and ample parking spaces. The office is conveniently partitioned into 4 rooms for efficiency and privacy uses. The asking rent is \$21.95/SF and it is GROSS. All utilities, tax, and CAM charges are all inclusive. The landlord prefers simple warehousing businesses that receive and ship goods rather than manufacturing or tagging/repackaging processes.



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Good Neighbor Realty LLC

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