



**Last LP:** \$21.95 **ML#:** 24004907  
**Addr:** 15 Triangle Blvd COM/A  
*(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

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

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

**Location:**  
**Transportation:**  
**Prior Use:**  
**Comp BA:** 2%-\$300 **Comp TA:** 2%-\$300 **Comp Sub:**  
 Compensation offered to NJMLS Broker Participant and may be different if not a Participant of NJMLS

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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**Broker Owner**  
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**Good Neighbor Realty LLC**

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