

FOR LEASE

120 COMMERCE RD

CARLSTADT, NJ 07072

RENOVATIONS COMPLETE!

25,440 ± SQ FT. PRIME MEADOWLANDS | WAREHOUSE/DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

ERIC LEWIN

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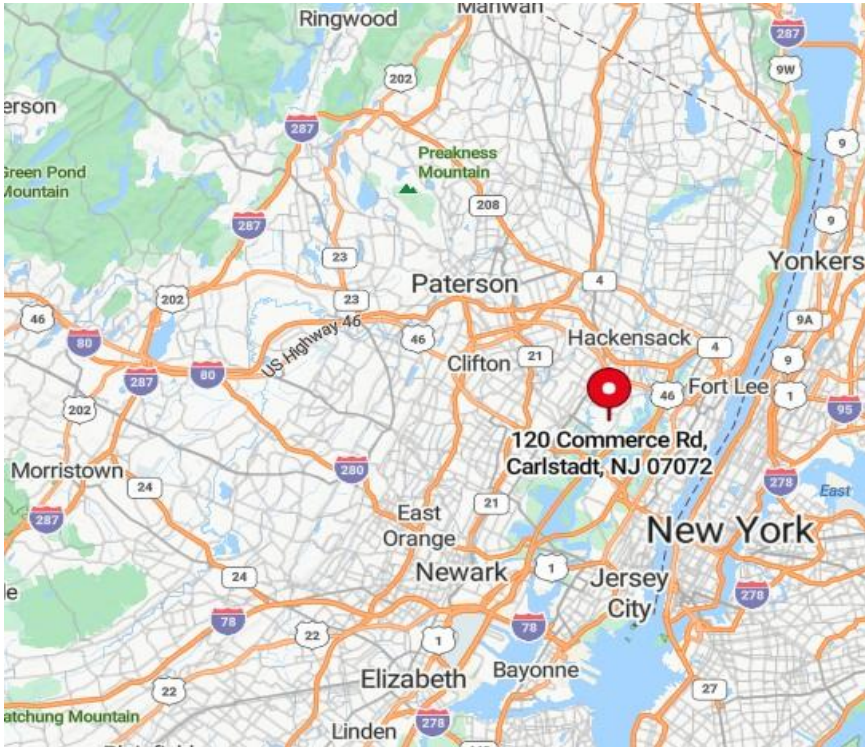
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120 COMMERCE RD // CARLSTADT, NJ 07072

Team Resources, as exclusive agent, is pleased to present this 25,440 +/- square foot unit for lease in a prime Meadowlands location. Conveniently located in the "Heart of the Meadowlands" providing easy access to I-95, Rt. 80, Rt. 21, Rt. 3 and is just 12 miles from NYC and 15 miles from the Ports.



PROXIMITY TO KEY LOCATIONS

Ports:	15 miles	Newark Airport:	14 miles
NYC:	12 miles	NJTPKE:	8 miles

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Property Description

Available Space:	25,440 +/- square feet
Building Size:	25,440 +/- square feet
Office Space:	2,476 +/- square feet
Zoning:	LI-B
Loading Doors:	2 tailboard doors, 1 drive in door
Ceiling Height:	15' clear
Column Span:	25' x 40'
Power:	400 - 800a/240 - 480v 3p 4w Heavy
Parking:	31 spaces
Available:	09/01/2026
Asking Rental:	Upon request

Expenses (+/-)	\$/PSF	\$/Year
Taxes 2025	\$2.77	\$70,468.80
CAM	\$1.33	\$33,835.20
Insurance	\$0.53	\$13,483.20
TOTAL	\$4.63	\$117,787.20

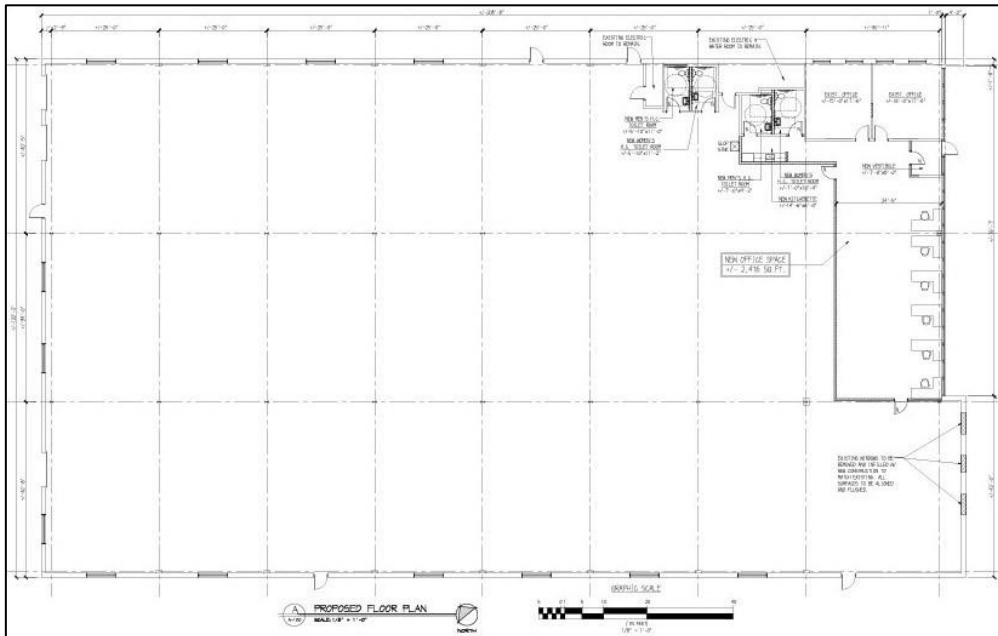


120 COMMERCE ROAD

Zoned Light Industrial & Distribution B, this space has 15' ceilings, 2 tailboards and drive-in loading and ample parking. ***Planned renovations to include full office & restroom renovation, upgraded lighting to LED, new loading door, front façade facelift, which includes installation of new energy efficient windows.***

PRIME LOCATION

Located in the Heart of the Meadowlands, 120 Commerce Rd is strategically located just minutes from Rt. 120 with E-Z On/Off access to I-95 - NJ Turnpike as well as alternate trucking routes like Rt. 21, Rt. 80, 46, and Rt. 3. Just 15 miles from Port Newark and 12 miles to Manhattan makes 120 Commerce Rd a highly desirable location.



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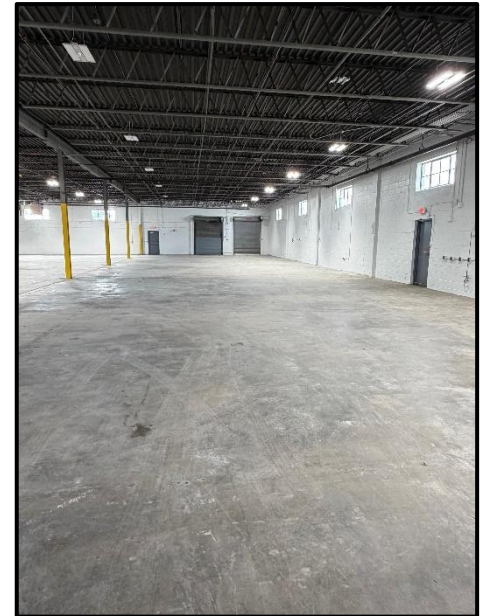
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NEW for **2026!**

-  **New Roof**
-  **New 2,400 sf Office**
-  **New Restrooms**
-  **New Energy Efficient Windows**
-  **New HVAC**
-  **Warehouse White Box Walls**
-  **New LED Lighting**
-  **New Loading Dock with Dock Seals**
-  **Recently Paved & Striped Parking Lot & Dock Area**



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