



Available
47,500± SF on 4.9 AC | Industrial Building
245PatersonPlankRoad.com

245 Paterson Plank Road
CARLSTADT, NJ




OWNED BY



Christopher D. Todd, SIOR
Senior Managing Director
Institutional Services Group
201 488 5800 x117
ctodd@naihanson.com

Jordan W. Avanzato, SIOR
Senior Managing Director
Institutional Services Group
201 488 5800 x132
javanzato@naihanson.com

William Ericksen, SIOR, CCIM
Managing Director
Institutional Services Group
201 488 5800 x133
wericksen@naihanson.com

FOLLOW US!     Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

SPECS

245 Paterson Plank Rd
Carlstadt, NJ

Building Size:	47,500± SF
Available Space:	47,500± SF
Lot Size:	4.9± AC
Office:	3,600 SF (2,500 SF Mezz. Office, 1,000 SF Entryway, Break Room, Bathrooms, etc)*
Ceiling Height:	40'
Building Depth:	200'
Column Spacing:	56'x56'
Loading Docks:	Fourteen (14) (1 Per 3,215 SF Ratio)
Grade-Level Door:	One (1)
Trailer Parking:	28 Trailer Spaces
Car Parking:	37 Spaces
Power:	800 AMPS
Roof:	Completed February 2024
Delivery:	3Q24

Fire Sprinkler System:	Early Suppression Fast Response (ESFR)
------------------------	--

- Excellent Meadowlands Location
- Excellent Highway Access - Direct exits to Rt. 3, and I-95 on/off ramps are 0.5± mi. away, near Rt. 17, Rt 46 & I-80.
- Close proximity to public transportation
- Minutes away from numerous hotels, restaurants, retail & entertainment

PHOTOS

245 Paterson Plank Rd
Carlstadt, NJ



PHOTOS

245 Paterson Plank Rd
Carlstadt, NJ



PHOTOS

245 Paterson Plank Rd
Carlstadt, NJ



PHOTOS

245 Paterson Plank Rd
Carlstadt, NJ



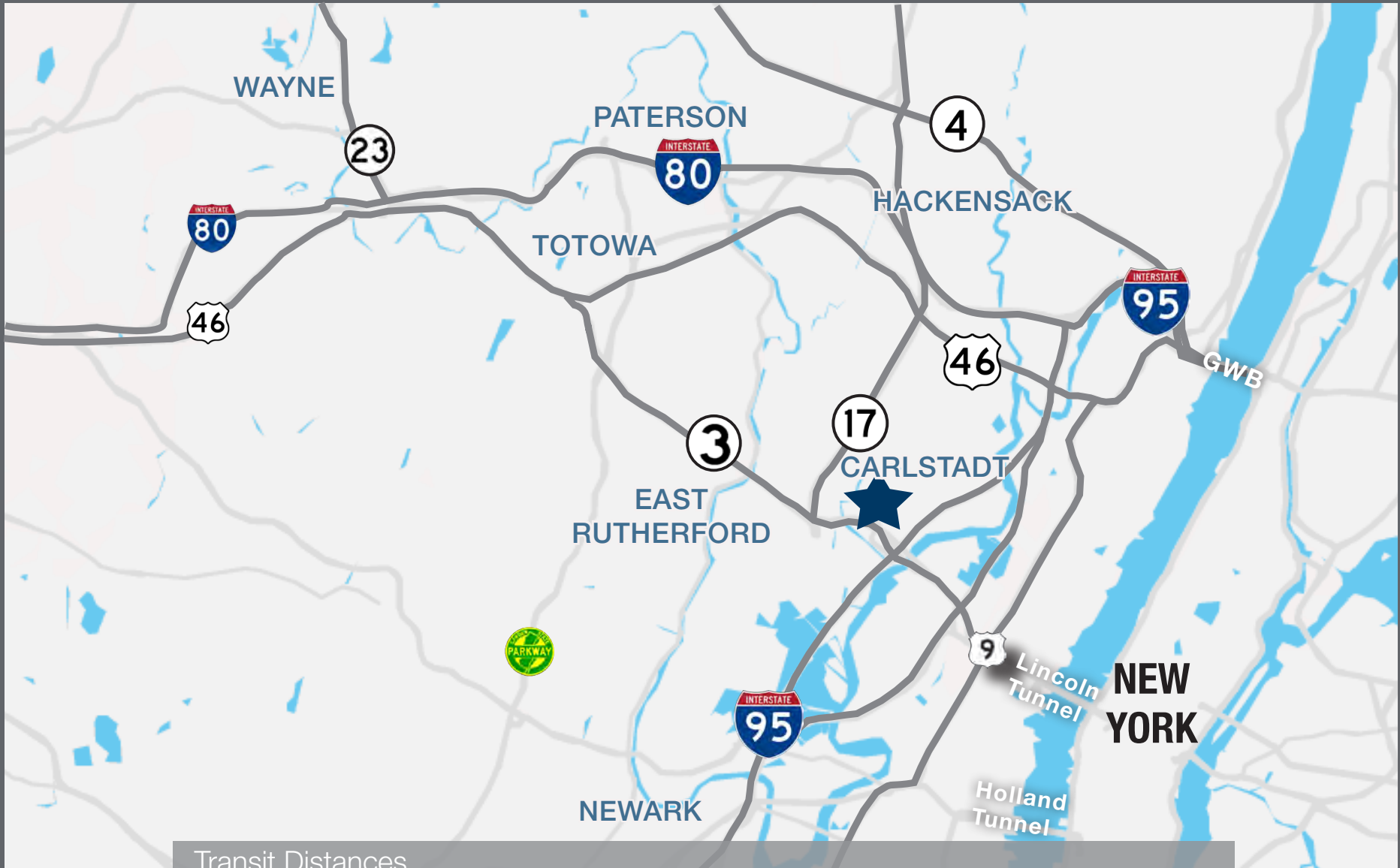
SITE PLAN

245 Paterson Plank Rd
Carlstadt, NJ



REGIONAL MAP

245 Paterson Plank Rd
Carlstadt, NJ



Transit Distances

4.3 mi.

Teterboro Airport



6.7 mi.

Lincoln Tunnel



7.7 mi.

George Washington Br.



9.3 mi.

Holland Tunnel



12.7 mi.

Newark Airport



13.4 mi.

Port Newark



15.3 mi.

Port Elizabeth

