

725 Washington Ave

CARLSTADT, NEW JERSEY



RENDERING PERSPECTIVE VIEW 1

NAI James E. Hanson
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Rare Meadowlands Industrial/Flex Opportunity

Approved 46,358 SF Building on 7.51 Acres



RENTABLE SF:
±48,358 SF
Office: ±4,200 SF
Optional Mezzanine:
±4,200 SF



LAND AREA:
±7.51 Acres



CLEAR HEIGHT:
36'



TAILGATES:
Four (4)



DRIVE-IN:
One (1)



PARKING:
46 Cars



10

Commerce Blvd

Washington Ave

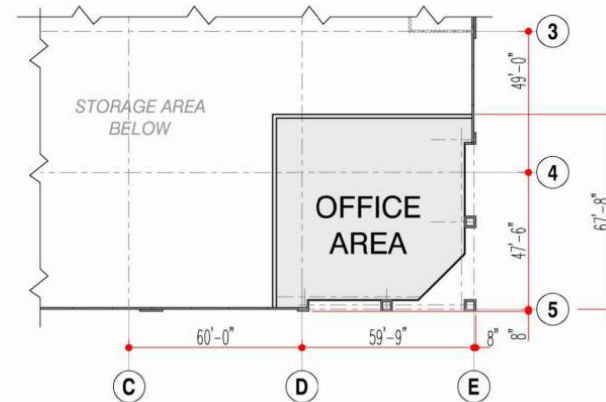


Meadow Ln

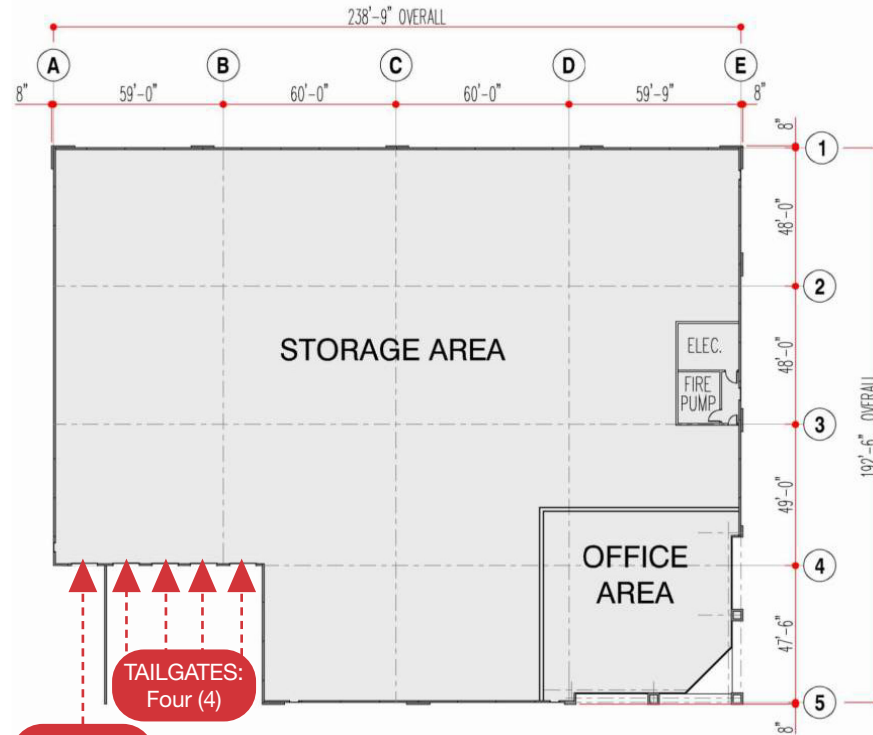
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2 **OPTIONAL MEZZANINE OFFICE FLOOR PLAN**



1 **GROUND FLOOR PLAN**

DRIVE-IN:
ONE (1)

TAILGATES:
Four (4)

FLEXIBILITY & SCALABILITY

Strategically located Industrial/Flex Facility

Positioned in the heart of the Meadowlands industrial corridor. The property offers flexibility and scalability with a rare combination of warehouse functionality, excess land, and immediate regional connectivity.

Efficient access to Routes 3, 17, and 46, I-80, I-95/NJ Turnpike, the Lincoln Tunnel, George Washington Bridge, Port Newark/Elizabeth, and New York City. Ideal for distribution, logistics, light manufacturing, showroom, flex, and regional headquarters operations.

BUILDING FEATURES

- Approved industrial building for lease
- ±46,358 SF Industrial/Flex Building
- ±4,200 SF air-conditioned office
- ±4,200 SF optional mezzanine office
- 36' clear ceiling heights
- 4 tailgate loading positions
- 1 drive-in door
- 46-car parking field
- Wet sprinkler system
- Flexible configuration potential
- Large site with outdoor operational flexibility

SITE ADVANTAGES

- Situated on ±7.51 acres
- Excellent truck circulation & loading access
- Rare Meadowlands site size
- Strategic infill location
- Immediate access to Route 17, Route 46, Route 3, and I-95/NJ Turnpike
- Minutes from the Lincoln Tunnel and George Washington Bridge
- Convenient access to Port Newark/Elizabeth and Newark Liberty International Airport
- Excellent last-mile distribution positioning
- Strong regional labor pool access
- Surrounded by established industrial and logistics users
- Accessible to public transportation



WORKFORCE Demographics



LABOR DATA

85,407 Employees across
5,362 Businesses [3 mi.]

259,896 Employees across
23,736 Businesses [5 mi.]

1,900,000 Employees across
123,524 Businesses [7 mi.]



MANUFACTURING

9,871 Employees across
400 Businesses [3 mi.]

18,898 Employees across
1,077 Businesses [5 mi.]

60,407 Employees across
4,722 Businesses [7 mi.]



TRANSPORTATION & WAREHOUSING

4,238 Employees across
155 Businesses [3 mi.]

8,776 Employees across
483 Businesses [5 mi.]

29,972 Employees across
1,492 Businesses [7 mi.]



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RENDERING PERSPECTIVE VIEW 2

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