

FOR LEASE: 7,685 +/- SQ. FT. INDUSTRIAL PROPERTY



349 RAILROAD AVE

EAST RUTHERFORD, NJ 07073

Contact **Exclusive** Broker

Eric Lewin

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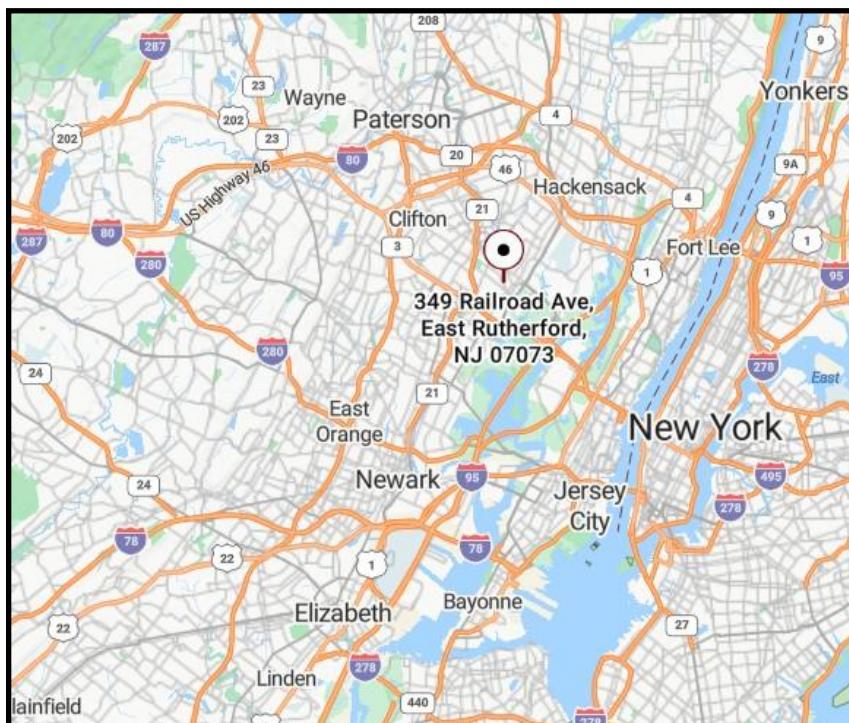
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Team Resources is pleased to present this 7,685 +/- sq. ft. prime industrial/flex space available for lease in the heart of East Rutherford's thriving industrial district. This unit offers excellent functionality for a wide range of users, featuring efficient warehouse space with high ceilings, drive-in doors, and convenient access to major highways including Routes 3, 17, 46, I-80 and the NJ Tpke. Zoned: Light Industrial/Flex. Located just minutes from the Meadowlands Sports Complex, the Lincoln Tunnel, and New York City, 349 Railroad Avenue provides unmatched regional access and convenience. Ideal for distribution, light manufacturing, or service-oriented businesses seeking a well-maintained facility in a prime Bergen County location.



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Property Description

Available Space:	7,685 ± sq. ft.
Building Size:	15,000 ± sq. ft.
Acreage:	0.25 ± acres
Office Space:	600 ± sq. ft.
Ceiling Height:	10' - 16' ceilings
Loading Doors:	2 drive-in doors
Sprinklers:	wet
Lease Rate:	\$16.00 psf
Taxes:	\$1.69 psf
Cam:	\$1.58 psf
Occupancy:	January 1, 2026

Divisible To:

- 3,195 sq. ft.
- 400 +/- sq. ft.
- 10' – 16' ceilings
- 1 drive-in door
- 7 car parking
- HVAC

KEY DISTANCES

GWB	11 +/- miles
Lincoln Tunnel	10 +/- miles
Ports	12 +/- miles
NJ TPKE	6 +/- miles



