

FOR LEASE: 12,120 +/- SQ. FT. INDUSTRIAL PROPERTY



# 10-50 CHARLES ST - UNIT 3

WESTWOOD, NJ 07675

Contact **Exclusive Broker**

**Eric Lewin**

Office (201) 438-1177 x107

Mobile (201) 832-4569

[elewin@teamresourcesinc.com](mailto:elewin@teamresourcesinc.com)

**Stacey Wellins**

Office (201) 438-1177 x116

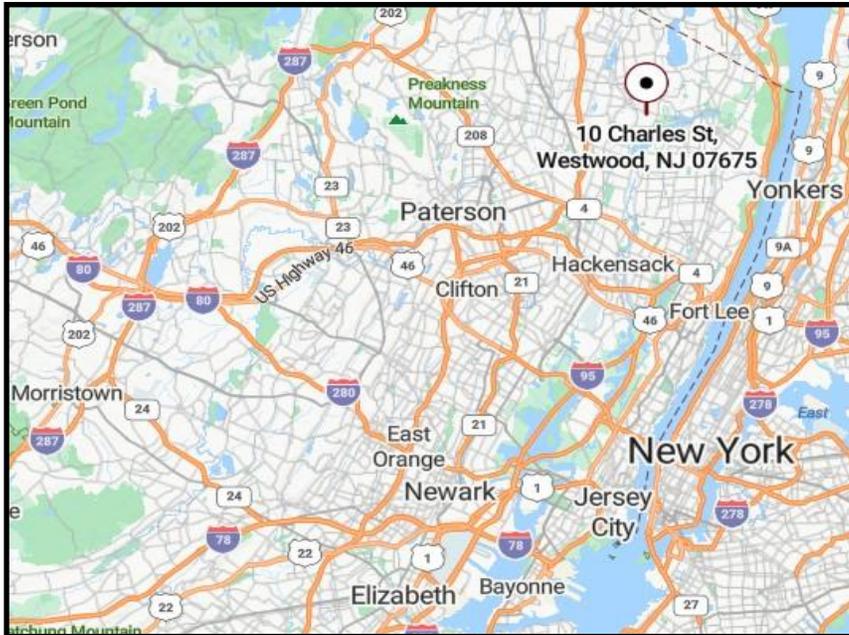
Mobile (914) 907-4095

[swellins@teamresourcesinc.com](mailto:swellins@teamresourcesinc.com)



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**Team Resources** is pleased to present this 12,120 +/- sq. ft. prime industrial space for lease. Discover a highly functional industrial property located in the heart of Bergen County. This well-maintained facility offers flexible warehouse and distribution space ideal for a variety of uses. Convenient Westwood location with easy access to major highways, including the Garden State Parkway, Route 17, and Route 4. Generous warehouse layout with efficient loading and distribution capabilities; ceiling heights suitable for storage and manufacturing; On-site parking available; Flexible space options to accommodate tenant requirements. Ideal For: Distribution, light manufacturing, storage, or service-related businesses seeking a prime Bergen County location. Take advantage of this opportunity to position your business in a strong, accessible industrial market.



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## Property Description

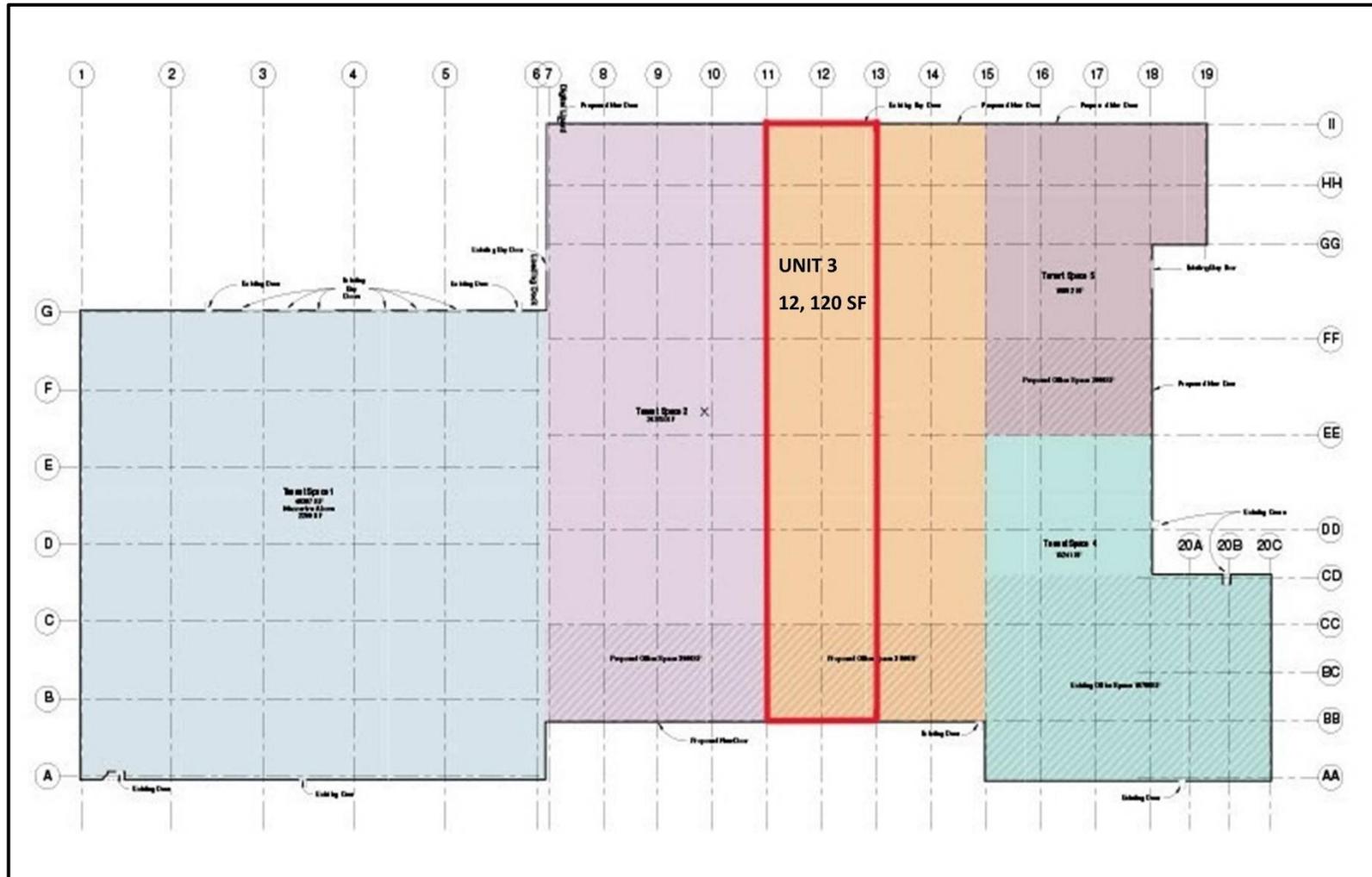
<b>Available Space:</b>	12,120 ±sq. ft.
<b>Acreage:</b>	6.5 ± acres
<b>Office Space:</b>	700 ± sq. ft.
<b>Ceiling Height:</b>	14' clear
<b>Loading Doors:</b>	1 loading dock
<b>Parking:</b>	10 cars
<b>Sprinklers:</b>	wet
<b>Power:</b>	200 amps/208 v
<b>Lease Rate:</b>	\$13.95 NNN psf
<b>Taxes:</b>	\$3.00 psf
<b>Opex:</b>	\$1.25 psf + 3% management fee
<b>Occupancy:</b>	Q1 2026

## KEY DISTANCES

Palisades Interstate Pky:	10+/- miles
Tappan Zee Bridge:	13+/- miles
GWB:	17+/- miles
Lincoln Tunnel:	23+/- miles
Ports:	30+/- miles



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