

FOR LEASE

150 COMMERCE RD

C A R L S T A D T , N J 0 7 0 7 2



11,000 ± SQ FT. | UNIT 3

PRIME MEADOWLANDS | WAREHOUSE/DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKERS

ERIC LEWIN

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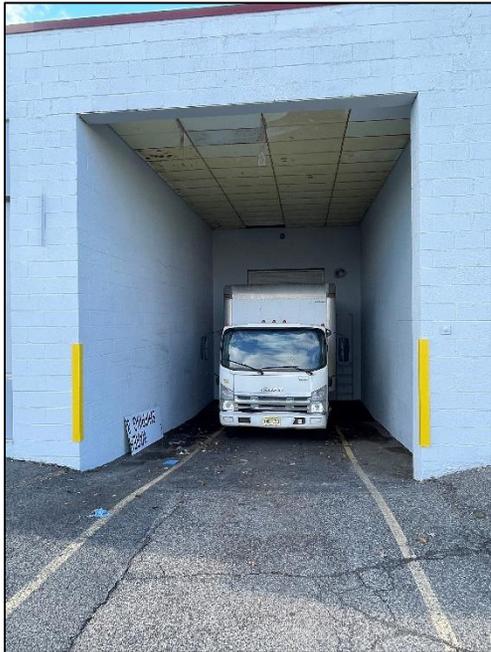
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150 COMMERCE RD UNIT 3 // CARLSTADT, NJ 07072

Team Resources, as exclusive agent, is pleased to present this 11,000 +/- 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.



Property Description

Available Space:	11,000 +/- square feet
Building Size:	30,000 +/- square feet
Office Space:	1,670 +/- square feet
Zoning:	LI-B
Loading Doors:	1 tailboard & 1 (8' X 8') drive in door
Ceiling Height:	15' clear
Column Span:	25' x 38'
Parking:	11 cars
Asking Rental:	\$17.00 psf nnn
Available:	April 1, 2026

Expenses (+-)	\$/PSF	\$/Year
Taxes 2025	\$3.17	\$34,870.00
CAM	\$1.53	\$16,830.00
Insurance	\$0.48	\$5,280.00
TOTAL	\$5.18	\$56,980.00

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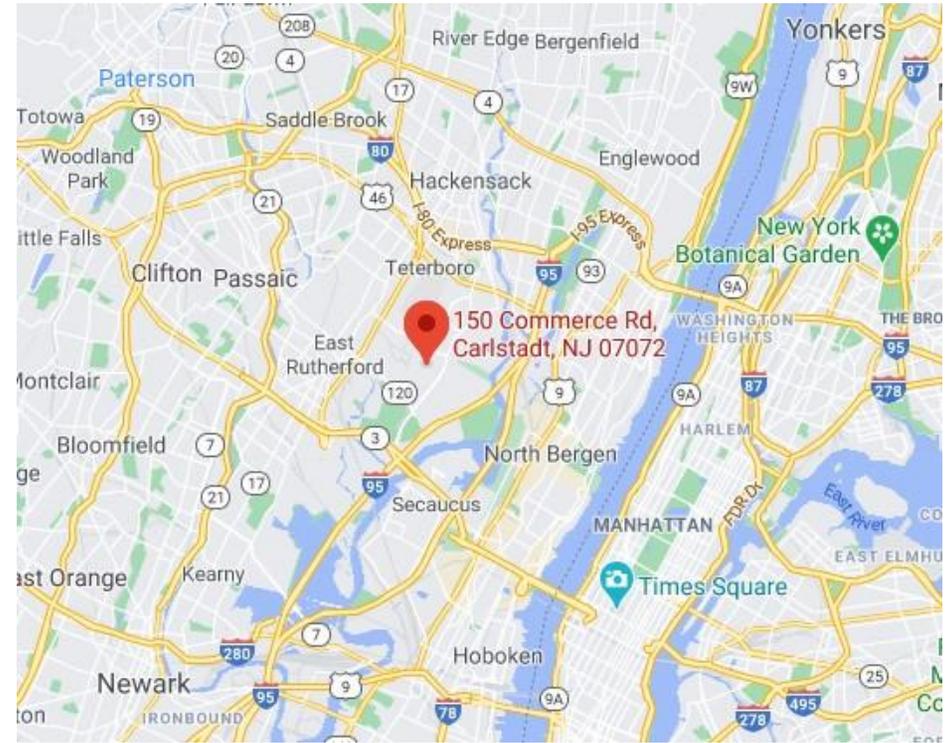
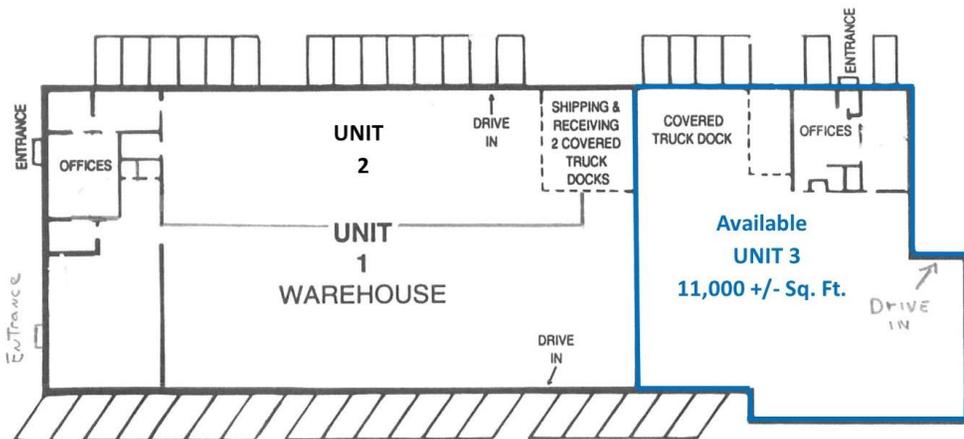


150 COMMERCE ROAD

Zoned Light Industrial & Distribution B, this space has 15' ceilings, tailboard and drive-in loading and 11 car parking.

PRIME LOCATION

Located in the Heart of the Meadowlands, 150 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, I-80, Rt. 46, and Rt. 3. Just 15 miles from Port Newark and 12 miles to Manhattan makes 150 Commerce Rd a highly desirable location.



PROXIMITY TO KEY LOCATIONS

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

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