

# FOR LEASE

12,922 +/- SQ. FT. (DIVISIBLE TO 6,000 & 6,922 +/- SQ. FT.)

## 339 13<sup>th</sup> STREET

### CARLSTADT, NJ

**CONTACT EXCLUSIVE BROKERS**

**Alex Rosenberg**

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**Stacey Wellins**

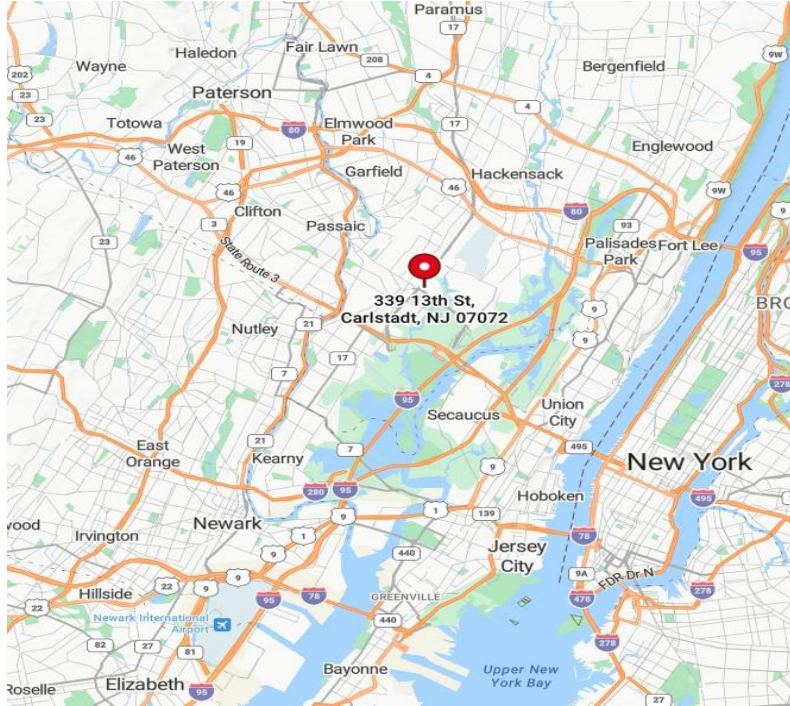
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# 339 13<sup>th</sup> STREET // CARLSTADT, NJ 07072

**Team Resources**, as exclusive agent, is pleased to present this 12,922 +/- sq. ft (divisible). prime industrial property for lease. **339 13th Street** in Carlstadt offers a highly functional industrial opportunity in one of the Meadowlands' most sought-after logistics corridors. The property provides efficient warehouse space with excellent access to major regional highways and the greater Northern New Jersey distribution network including Routes 3, 17, 46 as well as NJ TPKE (I-95)



## PROXIMITY TO KEY LOCATIONS

CW Bridge	12 +/- miles	Route 80:	3 +/- miles
Lincoln Tunnel	8 +/- miles	Route 46:	3 +/- miles
I-95/NJ Turnpike	4 +/- miles	Port Newark:	11 +/- miles
Route 3:	2 +/- miles	Route 17:	0.3 +/- miles

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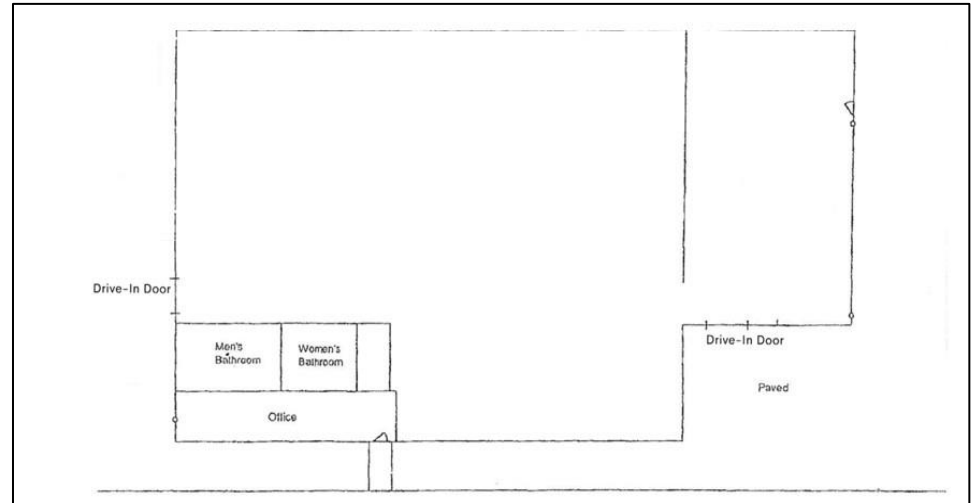
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## Property Description

<b>Available Space:</b>	12,922 +/- sq. ft. (Divisible to: 6,000 +/- sq. ft. & 6,922 +/- sq. ft.)
<b>Office Space:</b>	900 +/- sq. ft.
<b>Ceiling Height:</b>	15'
<b>Loading:</b>	2 drive-in doors (1 for each division)
<b>Parking:</b>	ample
<b>Power:</b>	Heavy - 600 amps/3 phase
<b>Lease Price:</b>	Upon Request
<b>Taxes:</b>	\$2.01 psf
<b>CAM:</b>	\$1.39 psf
<b>Occupancy:</b>	immediate



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