

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



10-50 CHARLES ST - UNIT 3

WESTWOOD, NJ 07675

Contact **Exclusive Broker**

Eric Lewin

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Stacey Wellins

Office (201) 438-1177 x116

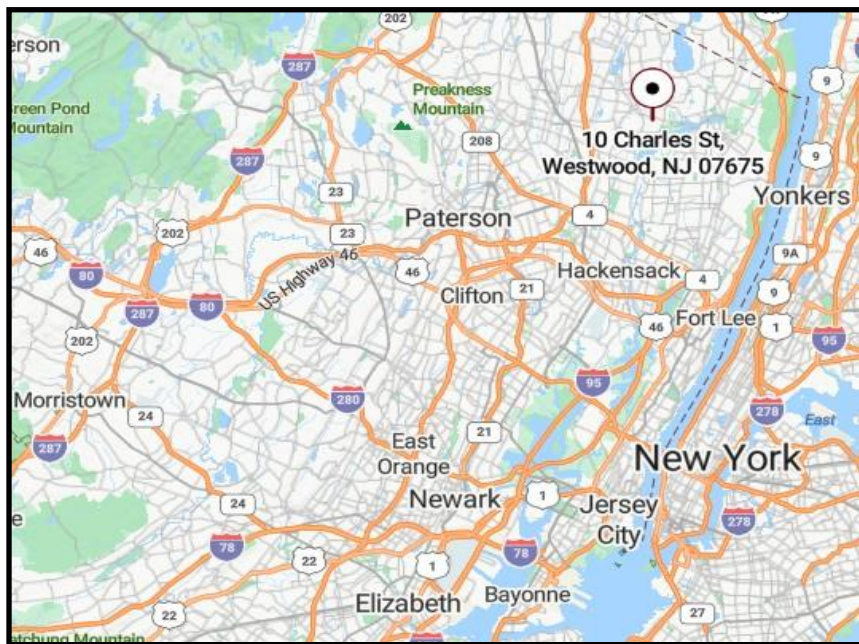
Mobile (914) 907-4095

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

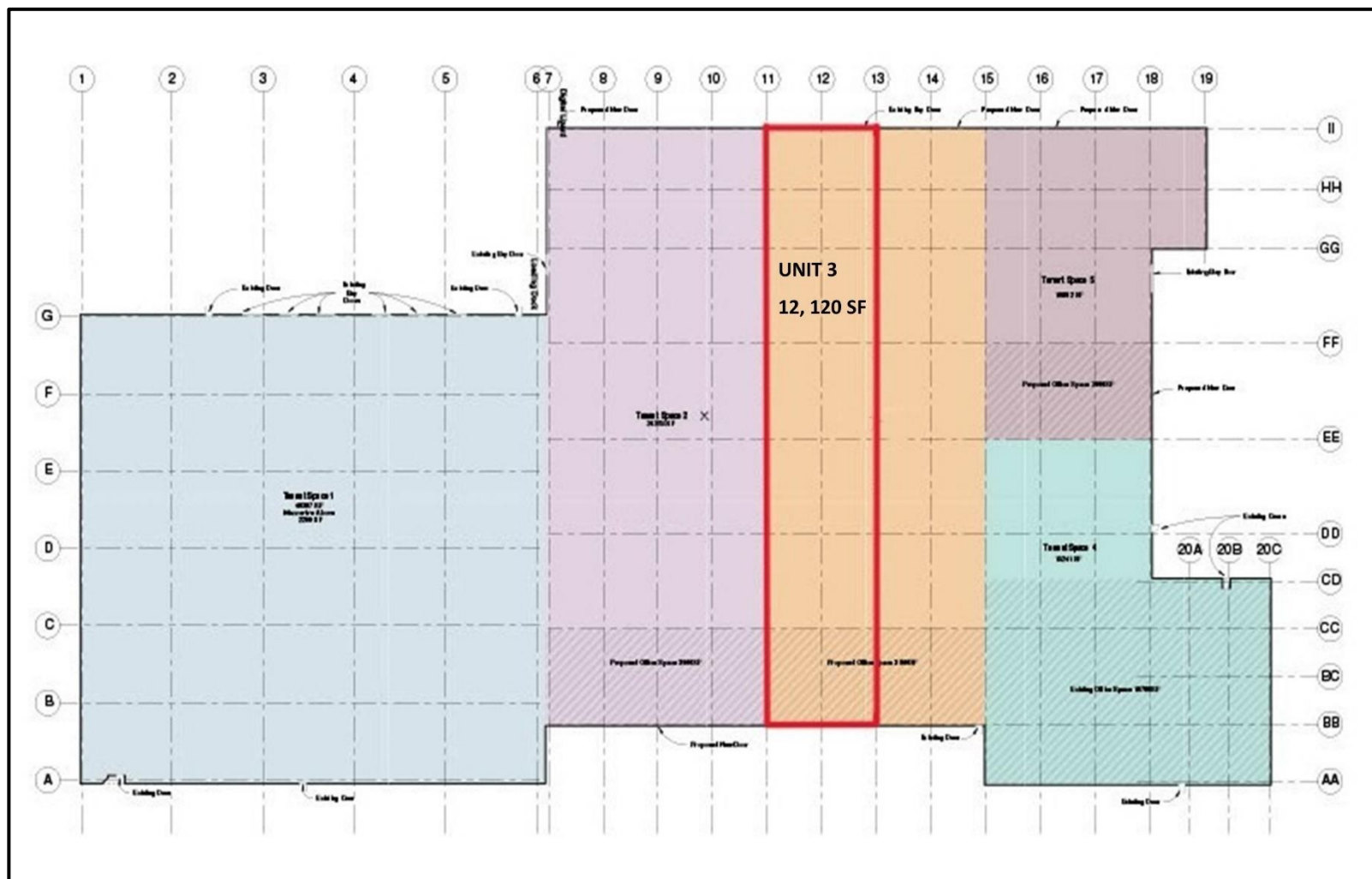
Available Space:	12,120 ±sq. ft.
Acreage:	6.5 ± acres
Office Space:	700 ± sq. ft.
Ceiling Height:	14' clear
Loading Doors:	1 loading dock
Parking:	10 cars
Sprinklers:	wet
Power:	200 amps/208 v
Lease Rate:	\$13.95 NNN psf
Taxes:	\$3.00 psf
Opex:	\$1.25 psf + 3% management fee
Occupancy:	Q1 2026

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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