

145 COMMERCE ROAD CARLSTADT, NEW JERSEY

Moments to NJ Turnpike, Routes 3, 1&9, 80, 46 and GSP



+/- 14,633 SF AVAILABLE

- » PRIME MEADOWLANDS LOCATION
- » OFFICE AREA CAN BE REDUCED

FEATURES

- » +/- 3,550 SF Office (can be reduced)
- » +/- 15' Ceiling
- » 1 Tailboard/1 Drive-In
- » Column Spacing: 32' X 37'
- » Taxes: \$1.65 PSF (2022)
- » CAM : Estimated at +/- \$1.55 PSF
- » Rent \$17.00 PSF NNN
- » Occupancy: Immediate

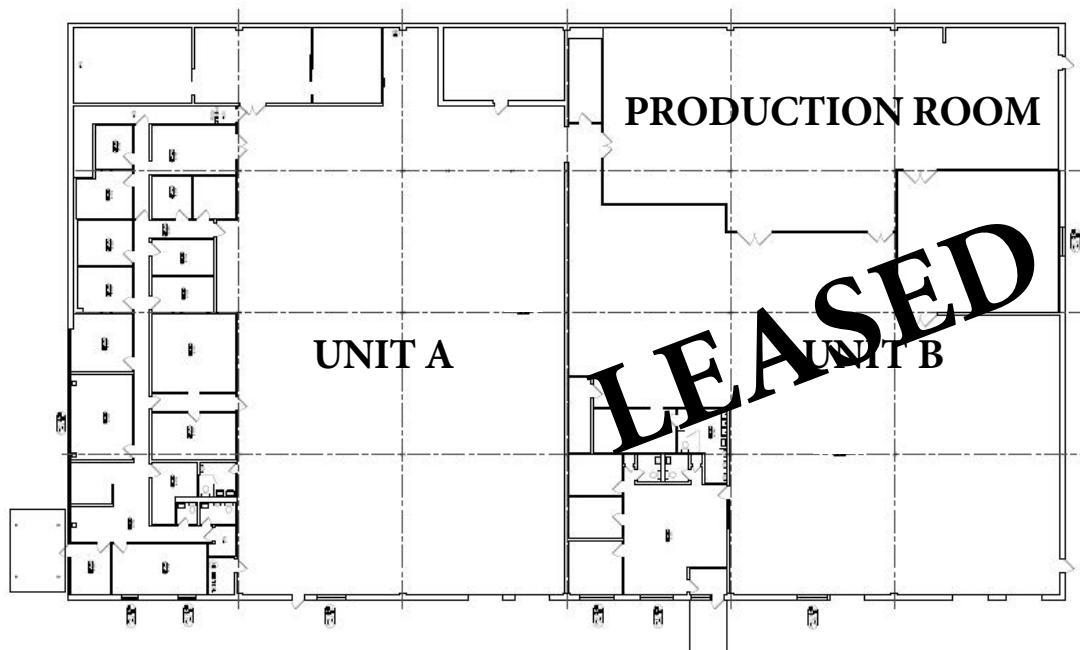
**FOR MORE INFORMATION PLEASE CONTACT
EXCLUSIVE BROKER:**

Gary Capetta - 212.277.7504
Matthew Corpuel - 212.277.7510
Leasing@PantheonProperties.com

Owner/Broker:

All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

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UNSURPASSED LOCATION

- » 7 Miles to Lincoln Tunnel
- » 7 Miles to George Washington Bridge
- » 13 Miles to Holland Tunnel
- » 15 Miles to EWR, 18 Miles to LGA & 29 Miles to JFK
- » 15 Miles to Port Newark & Port Elizabeth

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*All loading and office drawings are approximate sizes/locations

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