

**217 WASHINGTON AVENUE (AVENUE A)
CARLSTADT, NEW JERSEY**

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

+/- 9,760 SF AVAILABLE

**PRIME MEADOWLANDS
LOCATION**

FEATURES

- » +/- 1,152 SF Office
- » 20' Clear Ceiling
- » 1 Loading Dock
- » Extra Parking Available
- » Gas Heat
- » Wet Sprinklered
- » Pallet Racking Possibly Available
- » Asking Rent Upon Request
- » Taxes: +/- \$1.79 PSF (2023)
- » CAM: +/- \$1.18 PSF
- » Available June 1, 2024

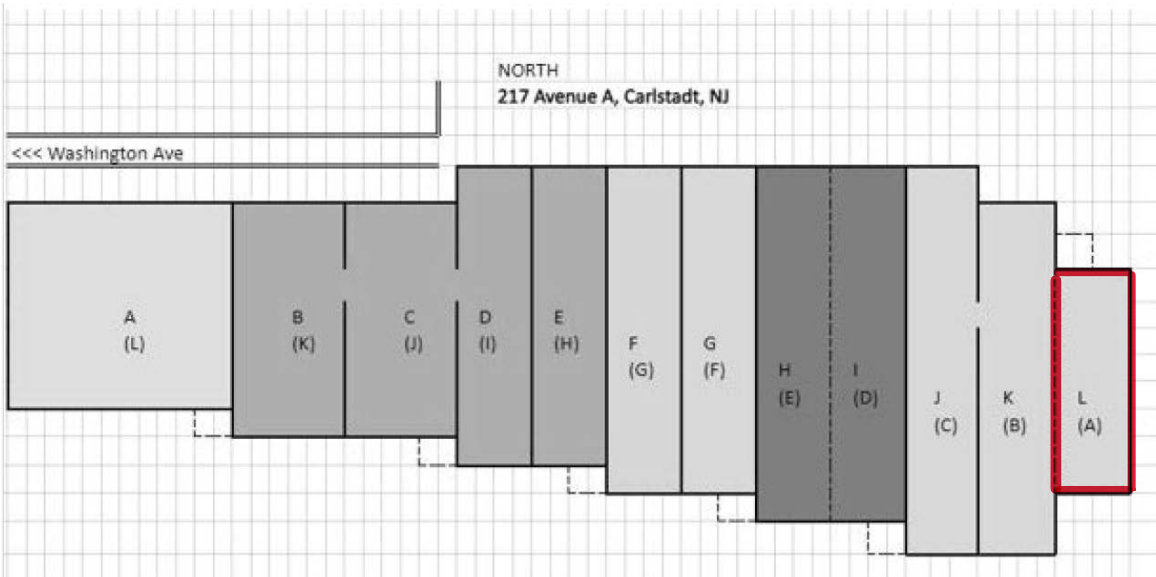
FOR MORE INFORMATION PLEASE CONTACT:

**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.

**217 WASHINGTON AVENUE (AVENUE A)
CARLSTADT, NEW JERSEY**



UNSURPASSED LOCATION

- » 6 Miles to Secaucus Train Station
- » 7 Miles to Lincoln Tunnel & 9 Miles to Holland Tunnel
- » 15 Miles to EWR, 17 Miles to LGA & 24 Miles to JFK
- » 15 Miles to Port Newark & Port Elizabeth
- » 11 Miles to George Washington Bridge

FOR MORE INFORMATION PLEASE CONTACT:

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.