

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

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

+/- 15,840 SF AVAILABLE

**PRIME MEADOWLANDS
LOCATION**

FEATURES

- » +/- 3,536 SF Office
- » 20' Clear Ceiling
- » 1 Dedicated Loading Dock
- » 1 Shared Loading Dock
- » Extra Parking Available
- » Gas Heat
- » Pallet Racking Possibly Available
- » Asking Rent Upon Request
- » Taxes: +/- \$1.79 PSF (2023)
- » CAM: +/- \$1.18 PSF
- » Available February 1, 2025

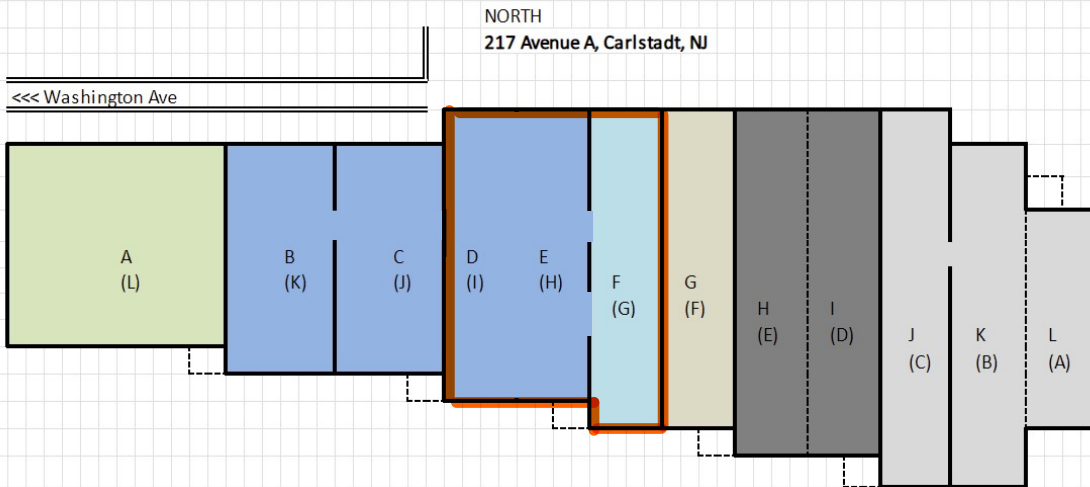
FOR MORE INFORMATION PLEASE CONTACT:

**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.

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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

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