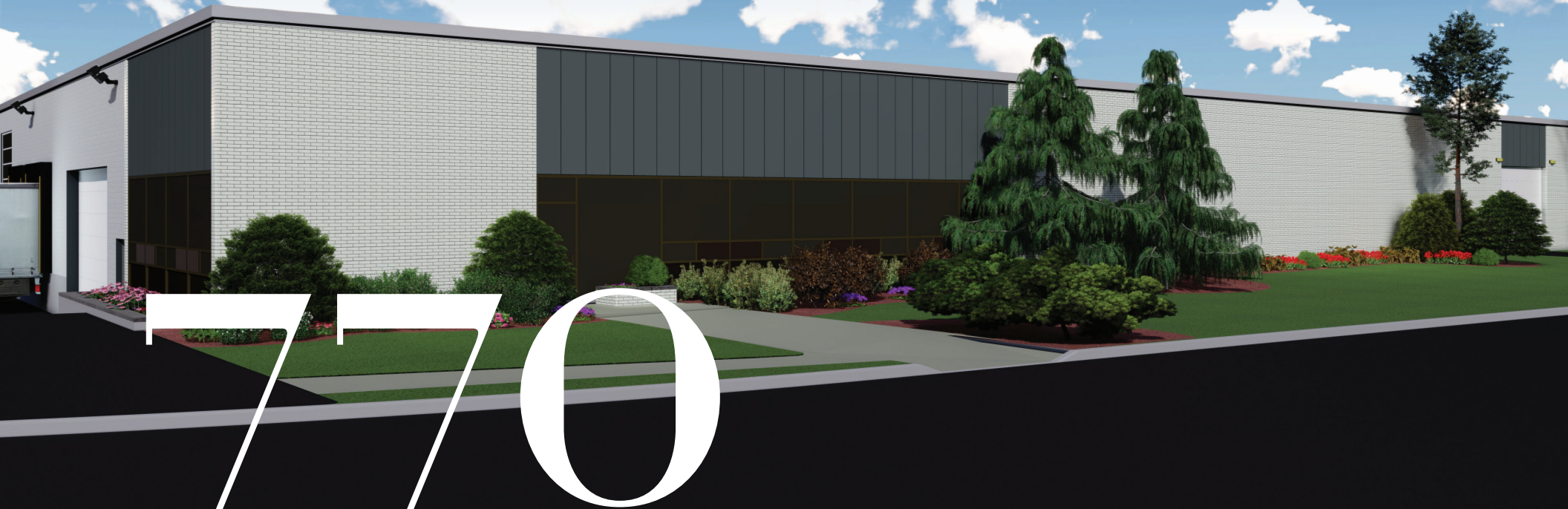


30,166 SF with Trailer Parking - For Lease
Delivered with Capital Improvements



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Commercial Avenue

Carlstadt, NJ 07072



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Commercial Avenue

Space Features

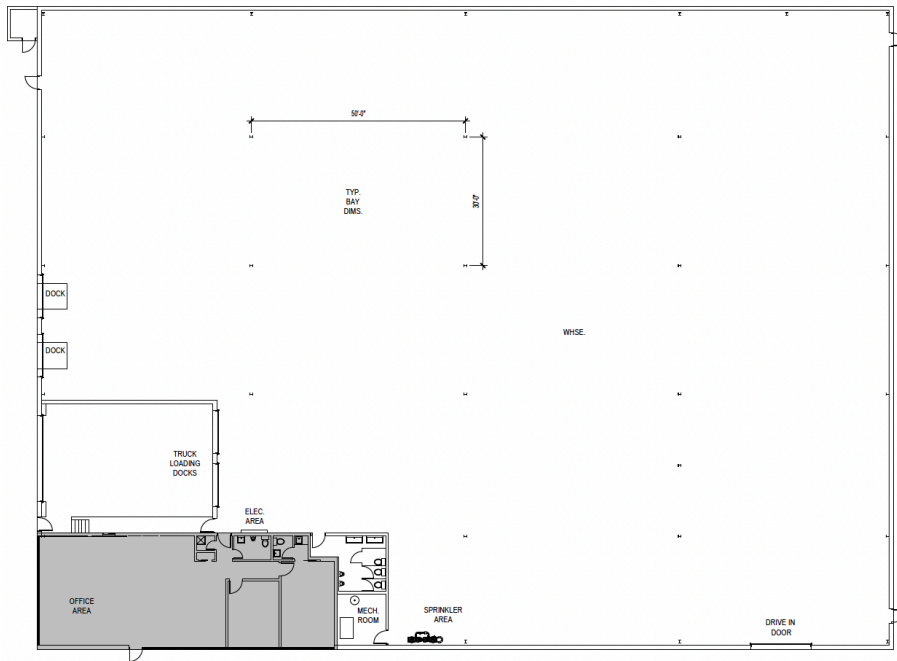
Warehouse	28,300 SF
Office	1,866 SF
Loading Docks	4
Drive-in Door	1
Parking	Approx. 1 acre
Ceiling Height	17.5'
Column Spacing	50'x30'

Renovations Underway

- New office
- New Dock Doors
- Bathroom Renovations
- Warehouse Whitebox
- New Asphalt/Trailer Parking
- Facade Enhancements

Comments

- Functional Single Tenant Building with 4 Docks
- 150' + Truck Court
- Low Coverage Building Equipped with 9 Trailer Stalls
- 3.1 Miles from I-95 with Excellent Access to New York, Direct Access to Manhattan via the George Washington Bridge & Lincoln Tunnel
- Professionally Owned & Managed



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Commercial Avenue



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