

FOR LEASE: 5,285 +/- SQ. FT. INDUSTRIAL PROPERTY



349 RAILROAD AVE

EAST RUTHERFORD, NJ 07073

Contact **Exclusive Broker**

Eric Lewin

Office (201) 438-1177 x107

Mobile (201) 832-4569

elewin@teamresourcesinc.com

Stacey Wellins

Office (201) 438-1177 x116

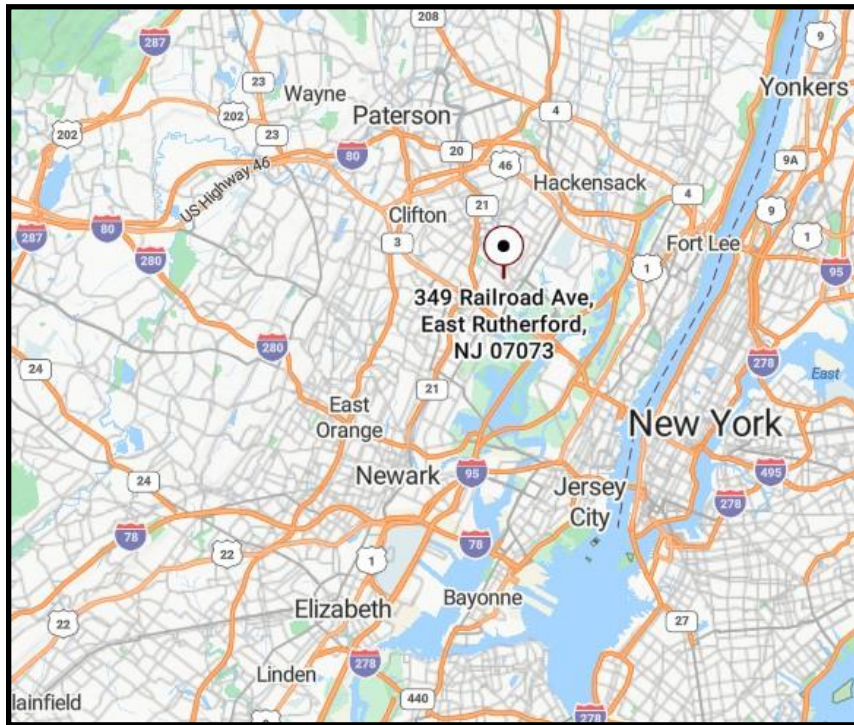
Mobile (914) 907-4095

swellins@teamresourcesinc.com



349 RAILROAD AVE // EAST RUTHERFORD, NJ 07073

Team Resources is pleased to present this 5,285 +/- sq. ft. prime industrial/flex space available for lease in the heart of East Rutherford's thriving industrial district. This unit offers excellent functionality for a wide range of users, featuring efficient warehouse space with drive-in doors, and convenient access to major highways including Routes 3,17, 46, I-80 and the NJ Tpke. Zoned: Light Industrial/Flex. Located just minutes from the Meadowlands Sports Complex, the Lincoln Tunnel, and New York City, 349 Railroad Avenue provides unmatched regional access and convenience. Ideal for distribution, light manufacturing, or service-oriented businesses seeking a well-maintained facility in a prime Bergen County location.



CONTACT BROKER:

Eric Lewin

Office (201) 438-1177 x107

Mobile (201) 832-4569

elewin@teamresourcesinc.com

Stacey Wellins

Office (201) 438-1177 x116

Mobile (914) 907-4095

swellins@teamresourcesinc.com

Property Description

Available Space:	5,285 ± sq. ft.
Building Size:	15,000 ± sq. ft.
Acreage:	0.25 ± acres
Office Space:	600 ± sq. ft.
Ceiling Height:	10' - 12' ceilings
Loading Doors:	1 drive-in door
Sprinklers:	wet
Lease Rate:	\$16.00 psf NNN
Taxes:	\$1.69 psf
Cam:	\$1.58 psf
Occupancy:	immediate

KEY DISTANCES

GWB	11 +/- miles
Lincoln Tunnel	10 +/- miles
Ports	12 +/- miles
NJ TPKE	6 +/- miles



PROPERTY PHOTOS

