

FOR LEASE

120 COMMERCE RD

C A R L S T A D T , N J 0 7 0 7 2



25,440 ± SQ FT.

PRIME MEADOWLANDS | WAREHOUSE/DISTRIBUTION FACILITY

CONTACT EXCLUSIVE BROKER

ERIC LEWIN

Office (201) 438-1177 | Mobile (201) 832-4569
elewin@teamresourcesinc.com

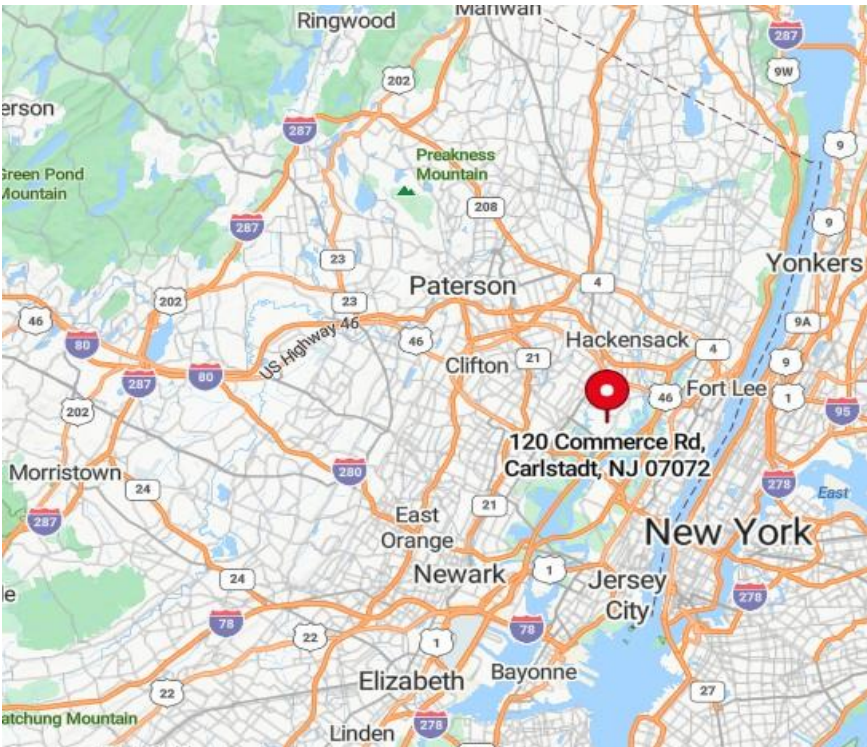
STACEY WELLINS

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120 COMMERCE RD // CARLSTADT, NJ 07072

Team Resources, as exclusive agent, is pleased to present this 25,440 +/- square foot unit for lease in a prime Meadowlands location. Conveniently located in the “Heart of the Meadowlands” providing easy access to I-95, Rt. 80, Rt. 21, Rt. 3 and is just 12 miles from NYC and 15 miles from the Ports.



PROXIMITY TO KEY LOCATIONS

| | | | |
|---------------|----------|------------------------|----------|
| Ports: | 15 miles | Newark Airport: | 14 miles |
| NYC: | 12 miles | NJTPE: | 8 miles |

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| Property Description | |
|-------------------------|------------------------------------|
| Available Space: | 25,440 +/- square feet |
| Building Size: | 25,440 +/- square feet |
| Office Space: | 2,476 +/- square feet |
| Zoning: | LI-B |
| Loading Doors: | 2 tailboard doors, 1 drive in door |
| Ceiling Height: | 15' clear |
| Column Span: | 25' x 40' |
| Power: | 400 - 800a/240 - 480v 3p 4w Heavy |
| Parking: | 31 spaces |
| Available: | 05/01/2026 |
| Asking Rental: | Upon request |

| Expenses (+-) | \$/PSF | \$/Year |
|-------------------|--------|--------------|
| Taxes 2025 | \$2.77 | \$70,468.80 |
| CAM | \$1.33 | \$33,835.20 |
| Insurance | \$0.53 | \$13,483.20 |
| TOTAL | \$4.63 | \$117,787.20 |



