



**Renovations
Underway!**

For Lease

Building Specifications

- **Building Size:** 50,000 SF
- **Available SF:** 50,000 SF (divisible)
- **Office SF:** 3,450 SF
- **Ceiling Height:** 18' clear
- **Loading Docks:** 3 tailgates (potential to add 1 more)
- **Column Spacing:**
Front - 30' x 35'
Rear - 30' x 30'
- **Sprinkler System:** Wet
- **Car Parking:** 25 spaces
- **Planned & Completed Improvements:**
New paint and carpet in office
New paint in warehouse
LED lighting
New dock doors and bumpers
New drainage system, asphalt and seal in parking lot

± 50,000 SF

**75 Broad Street
Carlstadt, New Jersey**

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An aerial photograph of a commercial property. A large, white, rectangular industrial building is the central focus. To its left is a paved parking lot with several vehicles, including a blue and white truck. Further left is a dark-roofed building and more parking space. To the right of the white building is a grassy area and a curved driveway. The property is bordered by Broad Street at the bottom, which is labeled with white text. Other industrial buildings and parking lots are visible in the background.

George Washington Bridge: 10.2 miles
Holland Tunnel: 15.5 miles

Lincoln Tunnel: 7.9 miles
Port Newark/Elizabeth: 14.7 miles

Newark Airport: 13.9 miles

