

484 Washington Ave.  
Carlstadt, NJ 07072

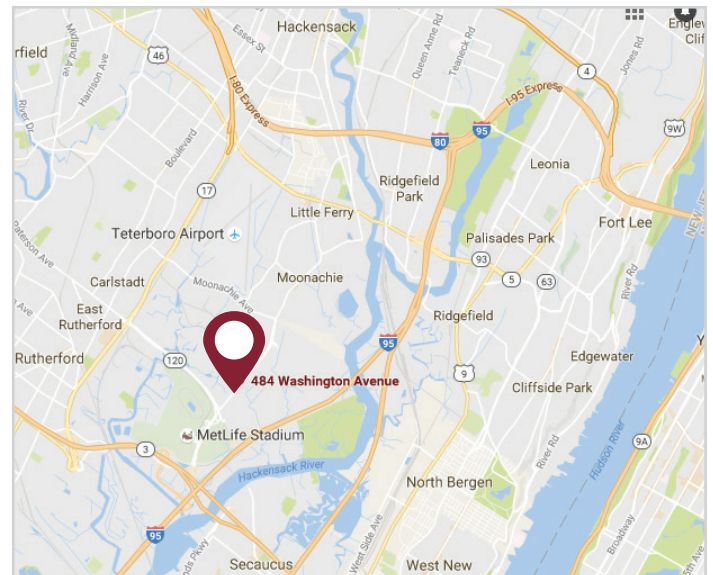
# For Lease

## 22,637 SF INDUSTRIAL BUILDING



### FEATURES:

- **Office:** 2,500 SF
- **Ceiling Height:** 16'
- **Loading:** 2 Tailgates
- **Column Spacing:** 36' x 21'
- **2016 Taxes:** \$1.54 PSF
- **Lease Price:** \$10.50 NNN
- **Upgrades:** New roof, restrooms and new lighting in the warehouse area. 9' x 10' electric steel roll-up doors with levelers
- **Location:** Right off Route 3. Easy access to Routes 3, 17, 46 and NJTPK.
- **Availability:** February 1, 2017 (sooner if necessary)



**EXCLUSIVE BROKER:** Michael Schaible, SVP

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