



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS



FOR LEASE

46 WHELAN ROAD,
EAST RUTHERFORD, NJ

CLASS A

50,358 +/- Sq. Ft.

LEASE PRICE: UPON REQUEST
CONTACT

EXCLUSIVE BROKER

Eric Lewin

Mobile: (201) 832-4569

elewin@teamresourcesinc.com

46 WHELAN ROAD EAST RUTHERFORD, NJ

PROPERTY HIGHLIGHTS

- 50,358 +/- Sq. Ft. Class A
- 3,000 +/- Sq. Ft. of Office Space
- 28'-30' Ceilings
- 7 Tailboard Doors , 1 Drive-in Door
- Column Span: 53' w x 40' d
- Parking: 40 Stalls
- Power: 800 amps @ 480 volts 3 phase
- Opex: approx. \$3.27 per sq. ft. (includes CAM, Ins., Mgmt & Taxes)
- Available April 15, 2020

Owned and Operated by:



TEAM RESOURCES

COMMERCIAL REAL ESTATE BROKERS

Team Resources Inc.
1050 Wall Street West
Lyndhurst, NJ 07071
(201) 438-1177
teamresourcesinc.com

All information furnished is from sources deemed reliable, however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

KEY DISTANCES

Ports	16.5 miles
Route 3	1.1 miles
NJ Tpke Exit 16W	2.9 miles
Lincoln Tunnel	5.5 miles
Route 280	8.3 miles





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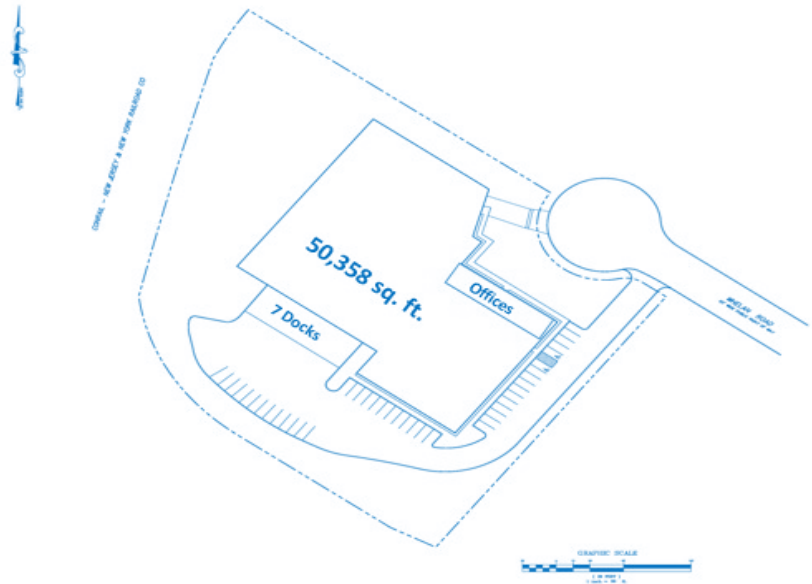
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