

FOR SALE

# 439 ROUTE 17

±9,600 SF FLEX BUILDING IN CARLSTADT, NJ 07072

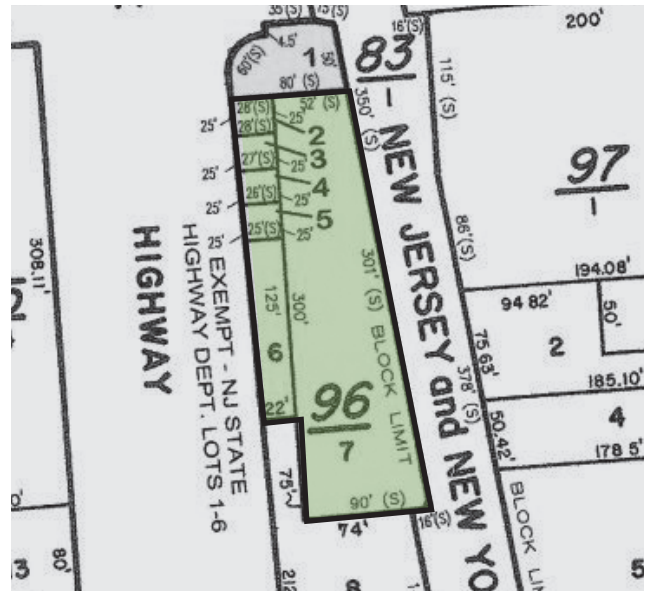


## PROPERTY DETAILS

### MEADOWLANDS SUBMARKET

±9,600 SF available on .75 fenced acre lot. 275' of road frontage on high traffic route 17. Masonry construction with .35 acres of outside storage and parking. Showroom and warehouse with two loading docks and drive-in door.

- + 90,452 Annual Average Daily Traffic (2018)
- + .35 acres of outside storage/parking
- + Ceiling Height: 13' - 16'
- + Docks: 2 (one interior/exterior)
- + Drive-Ins: 1
- + Power: 460 amps / 3 phase



## CONTACT US

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# FOR SALE/LEASE ± 9,600 SF FLEX BUILDING IN CARLSTADT

439 ROUTE 17  
Carlstadt, NJ 07072



## PROPERTY PHOTOS



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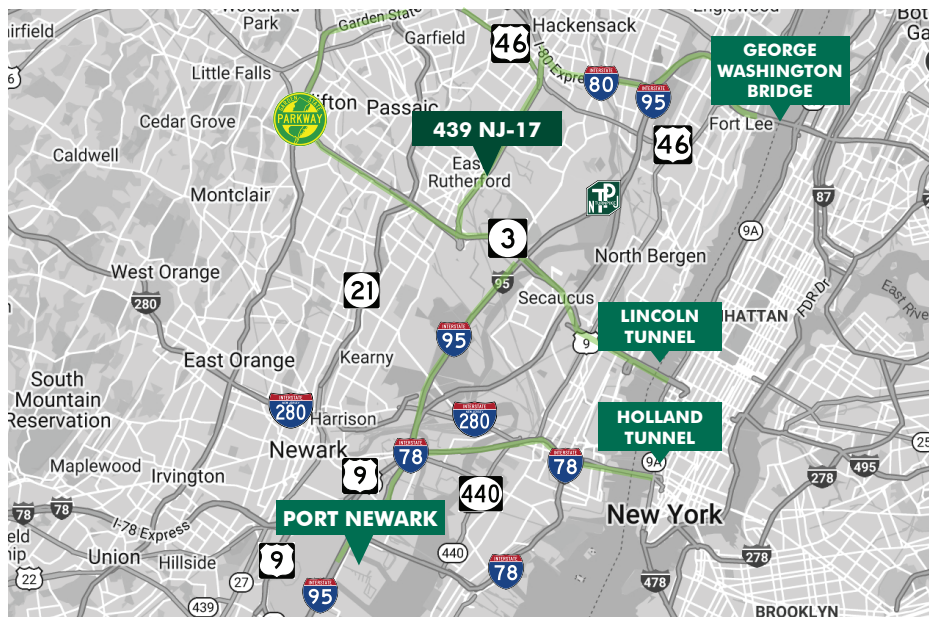


## LOCATION DETAILS

### CARLSTADT, NEW JERSEY

Heavy automobile traffic with 275' of road frontage on Route 17. 90,452 Annual Average Daily Traffic (2018).

- + Close proximity to routes 3, 21, 46, 80, 9, Garden State Parkway and 95
- + Port Newark Container Terminal: 27 min 16.5 mi
- + Newark Liberty International Airport: 31 min 16.1 mi
- + Teterboro Airport: 4 min 1.3 mi
- + George Washington Bridge: 15 min 9.6 mi
- + Lincoln Tunnel: 23 min 10 mi
- + Holland Tunnel: 30 min 12.6 mi



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