



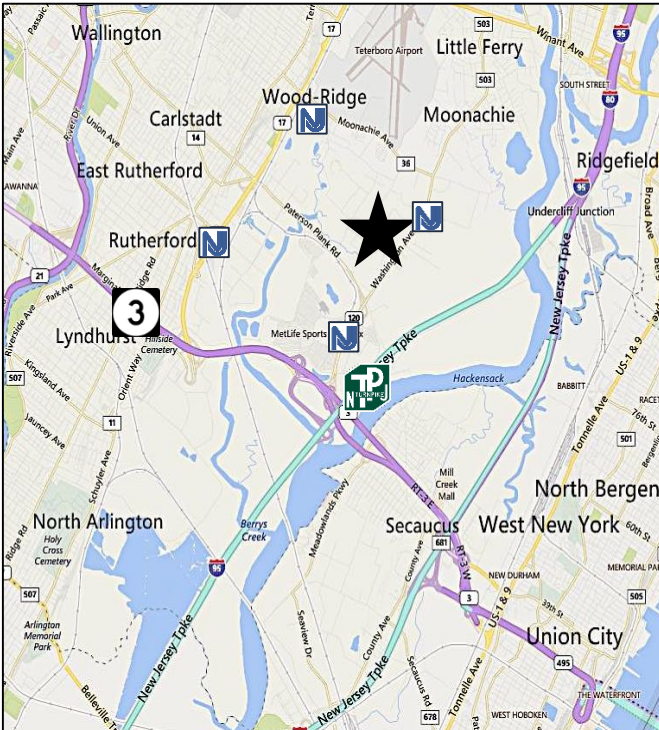
**The Blau & Berg Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES

830 Morris Turnpike, 2<sup>nd</sup> Floor, Short Hills, NJ 07078  
(973) 379-6644 • (908) 276-3355 • www.blauberg.com  
Established in 1932 • Local Expertise | Global Reach

394 Veterans Blvd.  
Carlstadt, New Jersey

±11,000 SF Industrial Warehouse Unit Available



#### Property

- Total Building: ±33,240 SF Industrial Facility
- Available Unit: ±9,000 to ±11,000 SF
- Acreage: ±1.38 Acres

#### Available Property Features

- Ceiling Height: ±18' Clear
- Loading: Two (2) to Four (4) Tailboards
- Office: ±300 to ±1,700 SF
- System: Wet Sprinkler
- Heat: Gas Suspended Heaters
- Column Spacing: 30' x 35'
- Power: 400 Amps / 3 Phase
- Parking: 8 Surface Spaces
- Zoning: Light Industrial (LI-B)
- Taxes 2016: \$53,388.11 (\$1.60 PSF)
- Comments: Two (2) TB Exclusive to Unit  
Two (2) TB Shared

#### Accessibility

- ½ mile to NJ Transit Bus Line
- 2.5 miles to NJ Turnpike Interchange 16W
- 7 miles to Lincoln Tunnel
- 10 miles to George Washington Bridge

#### Offering

- Lease Rate: \$8.75 PSF NNN

For additional information or to arrange for an inspection, please contact the following exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR**  
President  
973-379-6644 Ext. 122  
JMCrimmins@blauberg.com

**Peter J. Murano, Jr., SIOR**  
Senior Executive Director  
973-379-6644 Ext. 114  
PJMurano@blauberg.com

**Alessandro (Alex) Conte, CCIM, SIOR**  
Executive Vice President  
973-379-6644 Ext. 131  
AConte@blauberg.com

**Michael (Mike) Schipper**  
Senior Associate  
973-379-6644 Ext. 146  
MSchipper@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination.

Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



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