

70 TRIANGLE BOULEVARD CARLSTADT, NEW JERSEY

Moments to NJ Turnpike, Routes 3, 1&9, 80, 46, & GSP



+/- 13,000 SF AVAILABLE

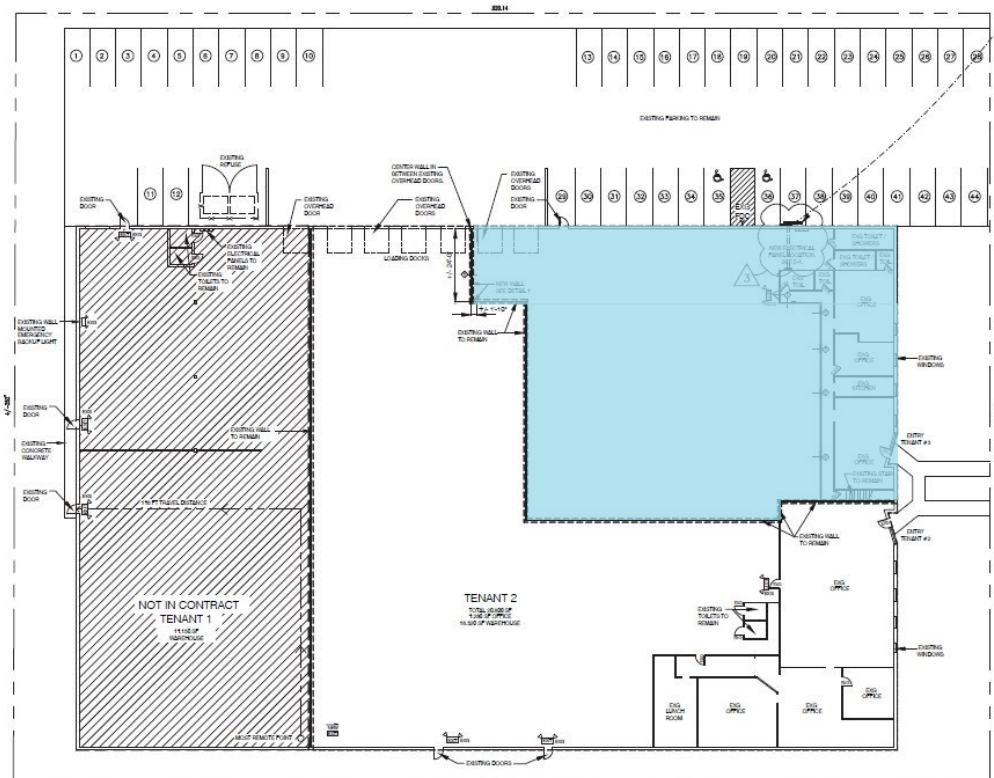
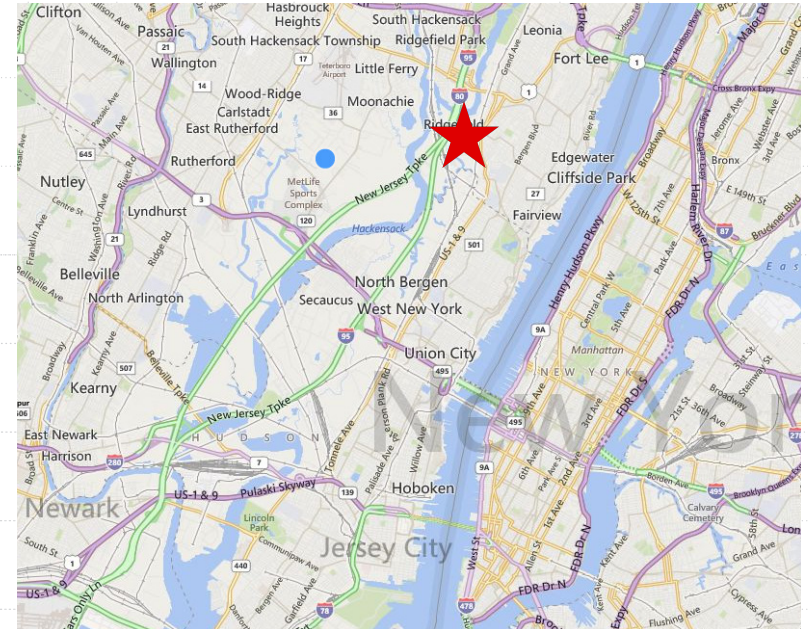
» **PRIME MEADOWLANDS
LOCATION**

- FEATURES**
- » +/- 1,400 SF Office
 - » 2 Loading Doors
 - » +/- 16' Clear Ceilings
 - » Gas Heat
 - » 600 Amp Service
 - » Parking - To Code
 - » Taxes: +/- \$1.85 PSF (2023)
 - » CAM: +/- \$1.29 PSF
 - » Occupancy: October 1, 2024
 - » Asking Rent: Upon Request

**For Additional Information Contact
Exclusive Broker**

Pantheon Properties, Inc
Matthew Corpuel | Gary Capetta
212.277.7510 | 212.277.7504
Leasing@PantheonProperties.com

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UNSURPASSED LOCATION

- » 7 Miles to Lincoln Tunnel
- » 7 Miles to George Washington Bridge
- » 13 Miles to Holland Tunnel
- » 15 Miles to EWR, 18 Miles to LGA & 29 Miles to JFK
- » 15 Miles to Port Newark & Port Elizabeth

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