

**80**  
**Triangle Blvd**  
CARLSTADT, NJ 07072

**FOR LEASE**  
36,750± SF  
INDUSTRIAL/FLEX BUILDING



## Property Features

- Building Size: 36,750 SF
- Available SF: 36,750 SF
- Office Space: 5,000 SF
- Loading: Two (2) Loading Docks  
One (1) Drive-In
- Ceiling Height: 16'9"
- Sprinklers: Wet
- Parking: Twenty-Five (25) Spaces
- AC: Offices Only
- Taxes: \$2.00 PSF
- Available: 1Q 2024

**RENTAL RATE: \$17.50 PSF**

### *Great Location!*

- 1 block from Washington Avenue
- Easy Access to Routes 3, 17, 46, I-80 & The NJ Turnpike
- 8 miles from NYC via the Lincoln Tunnel!

## FOR MORE INFORMATION

Jeffery W. DeMagistris, sior | Senior Vice President  
201 488 5800 x147 | jdemagistris@naihanson.com

Thomas A. Vetter, sior | Senior Vice President  
201 488 5800 x105 | tvetter@naihanson.com



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### SERVICES OFFERED

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