

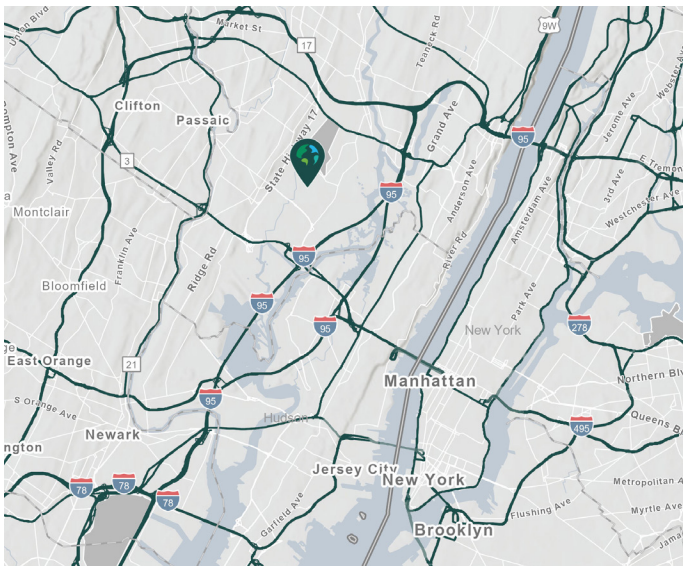
INDUSTRIAL SPACE FOR LEASE



133,200 SF (Divisible)

50 Broad Street
Carlstadt, NJ 07072

Prologis Meadowlands



- Immediate access to NJ Turnpike Exit 16W, Interstate 80, Route 3, and Route 46
- ±10 miles from Lincoln Tunnel
- ±15 miles from Newark Liberty International Airport and Port Newark-Elizabeth

Property Features

Available Space	133,200 SF
Office SF	13,660 SF 11,053 SF: 2nd Floor
Clear Height	20'
Column Spacing	30' x 40'
Dock Doors	10
Drive-In Doors	1
Car Parking Spaces	69
Electrical Service	3,400 amps, 3 phase, 480/277v
Sprinkler	ESFR
Lighting	LED motion sensor



Unlock the full potential of your warehouse with one strategic, single-source partner.



SUITE 100: 109,410 S.F.

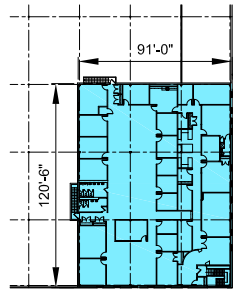
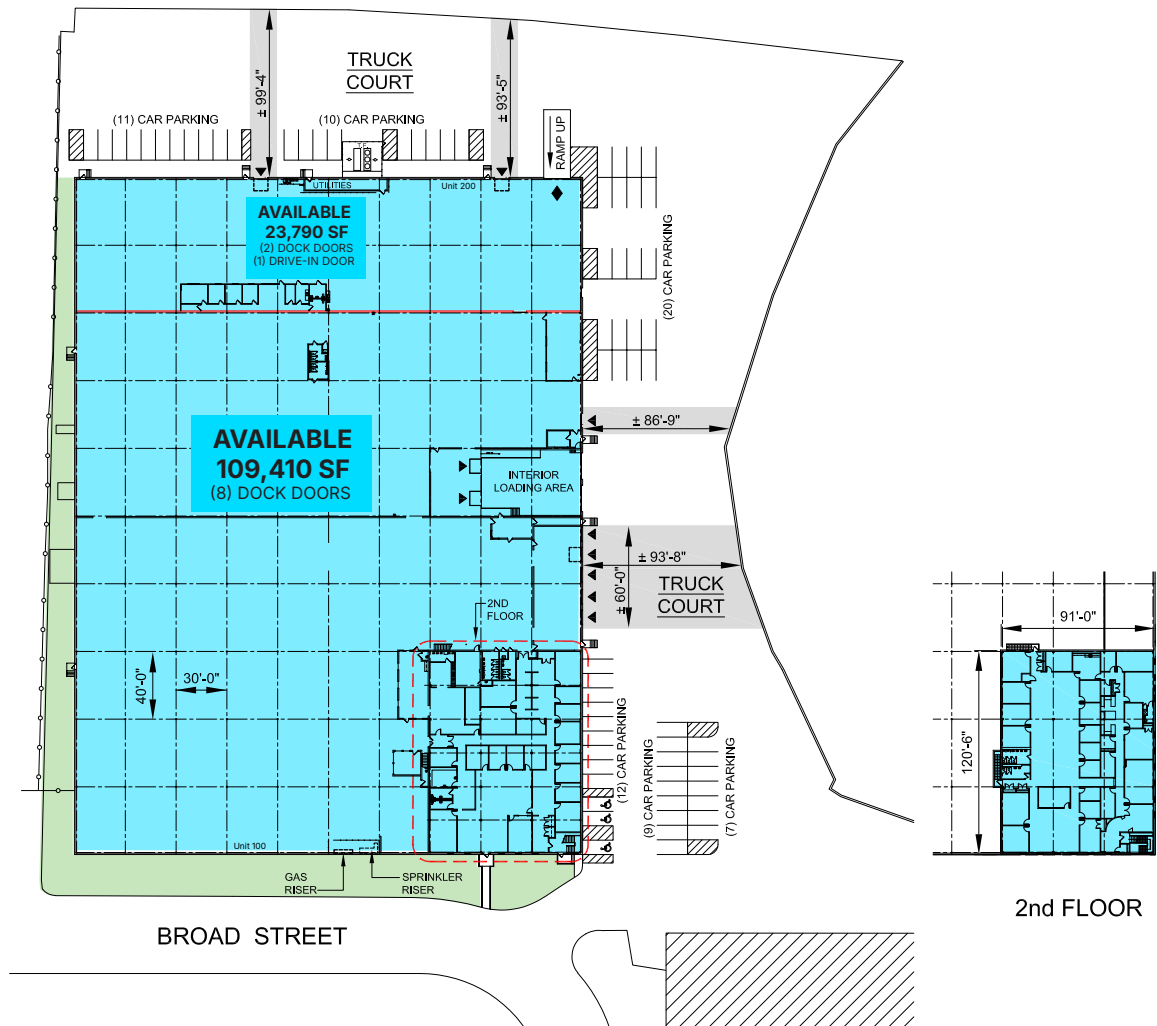
OFFICE: 12,282 S.F.
2ND FLOOR: 11,053 S.F.
WAREHOUSE: 86,075 S.F.

PERCENTAGE OFFICE: 21.3%
CLEAR HEIGHT: 20'-0"
DOCK-HIGH DOORS: 8
DRIVE-IN DOORS: 0
TYPICAL BAY: 30'-0" x 40'-0"

SUITE 200: 23,790 S.F.

OFFICE: 1,378 S.F.
WAREHOUSE: 22,412 S.F.

PERCENTAGE OFFICE: 5.8%
CLEAR HEIGHT: 20'-0"
DOCK-HIGH DOORS: 2
DRIVE-IN DOORS: 1
TYPICAL BAY: 30'-0" x 40'-0"



2nd FLOOR



- LAND
- AVAILABLE
- DOCK DOOR
- DRIVE-IN DOOR

PrologisMeadowlands.com

CBRE

CBRE, Inc.
Thomas F. Monahan
thomas.monahan@cbre.com
ph +1 201 712 5610

CBRE, Inc.
Larry Schifffenhaus
larry.schifffenhaus@cbre.com
ph +1 201 712 5809

CBRE, Inc.
Brian Golden
brian.golden@cbre.com
ph +1 201 712 5607

Prologis
Sarah Rutherford
srutherford@prologis.com
ph +1 201 528 9576
prologis.com