



- **Location:** 333-345 Washington Ave., Carlstadt, NJ
(Block 128, Lots 38, 39, 40 and 41)
 - Sitting in the shadow of Met Life/Giants Stadium, Izod Center and the American Dream/Meadowlands.
- **Site:** 5.4 +/- acres vacant land
 - There is 1.59 +/- acres of wetlands area on Lot 39
 - A wetland's delineation map has been approved by the Army Corps of Engineers
 - An LSRP will issue a site wide RAO in the Fall of 2016.
- **Building:** A new property survey has been recently completed.
A build to suit, single story, 75,000 +/- SF industrial facility with 150' x 500 dimensions. Amenities include 32' clear height ceilings, 5,000 +/- SF air conditioned offices, 7 +/- tailgate loading doors and 55 +/- car parking.
- **Zoning:** RA/Paterson Plank Road Re-Development Zone with a myriad of permitted uses to include retail, hotels, houses of worship, offices, industrial and restaurants.
 - 60% maximum lot coverage, 6 stories height restriction
- **Taxes:** 2016 - \$41,814 +/- (4 lots)
- **Occupancy:** Late 2017 +/-
- **Price:** \$180 +/- PSF

For additional information or to arrange an inspection, please call:
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