



MARCUS ASSOCIATES, LLC

CORPORATE REAL ESTATE SERVICES

AVAILABLE

**2 PALMER
TERRACE,
Carlstadt**

**50,000sf is
Column-Free
Warehouse
Constructed as
Tennis facility
in 1997**

*4 over-sized (16' x 16')
drive-in doors with
potential to convert to
tailgate docks*

*For more information
please contact:*

Mitchell Marcus

MARCUS ASSOCIATES, LLC

**90 MAIN STREET
HACKENSACK, NJ 07601**

PHONE 201.342.3900

FAX 201.342.6189

EMAIL:

mwmarcus@marcusassoc.net

ONLINE:

www.marcusassoc.net



60,400 SF FOR LEASE

Rare Column-Free Warehouse!! Former tennis facility



ADDRESS: 2 Palmer Terrace,
Carlstadt, NJ, 07072

TAX LOT: Block 124, Lot 51

TOTAL BUILDING

SIZE: 60,400 sf

TOTAL

AVAILABLE: 60,400 sf

SQ. FT

SUMMARY: 60,400 SF total

Warehouse: 50,000 sf

Office: 5,800 sf

Bathrooms/lockers

& storage 4,600 sf

SITE SIZE: 2.97 acres

YEAR BUILT: 1977, renovated 2001

DIMENSIONS: The building dimensions are
120' x 445' + mezzanine.
(Floor Plan below)

CONSTRUCTION:

Walls: Insulated metal panels

Columns: None in warehouse portion

Floors: The floor is 5" poured reinforced
concrete on grade.

Roof: Peaked metal roof for warehouse
section, flat room on 2 story
center section

COMMENTS: The center part of the building is a
two level section with a glass
mezzanine level. The lower level of
the center section contains locker
rooms, rest rooms & utility rooms.
The upper section overlooks the
warehouse with glass panels &
contains open office area, kitchen
& storage.

CEILING

HEIGHTS: Ceiling heights range from 17' at the
building perimeter to 39' at the center
of the building.

LOADING: There are four 16' x 16' over-sized
drive-in doors on the south side of the
building. SOME OR UP TO 3 OF THE
DRIVE-INS CAN BE CONVERTED TO
TAILGATES. (Approvals Pending).

POWER: The building is serviced with 1600 amp
main switchboard 265/480 volt,
3 phase, 4 wire.

UTILITIES: PSE&G for gas & electric

PARKING: 56 Spaces, additional parking available
on Palmer Terrace which is a
cul-de-sac. Entire parking lot was
re-paved in 2011

ZONING: The property is zoned "LI-B - Light
Industrial B" per the NJ Meadowland
Commission. A wide assortment of
uses is permitted including indoor
recreation, recycling facilities,
wholesale establishments, heavy
industry, automobile uses & storage.

FIRE

SUPPRESSION: Dry sprinkler system

COLUMN

SPACING: The warehouse portion of the
building is COLUMN-FREE!!

HEATING: Natural gas unit heaters in warehouse.
Office area has ac & heating via a split
system

AIR

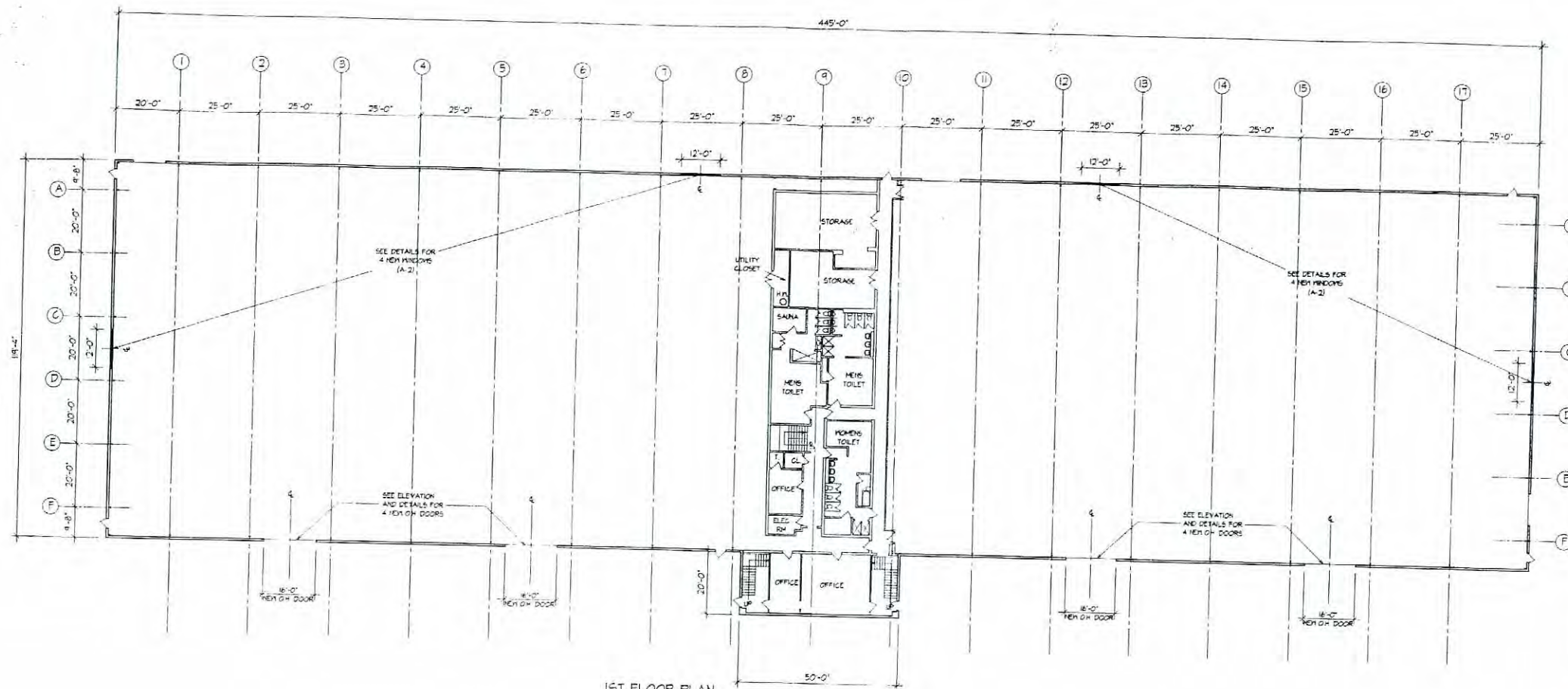
CONDITIONING: Office & locker rooms only.

PRICING: **Lease Price \$8.50 psf, NNN**
Sale Price \$130 psf

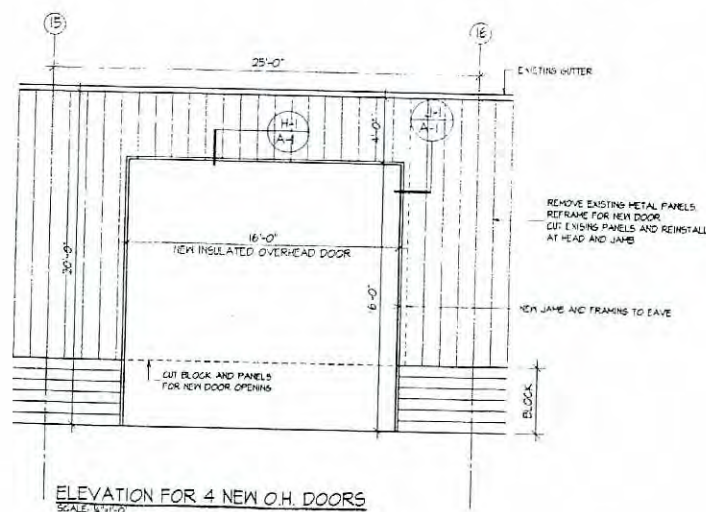
TAXES & CAM: **Taxes: \$1.40 psf**
(estimated, 2014)

CAM & Insurance: \$0.55 psf
(estimated, 2014)

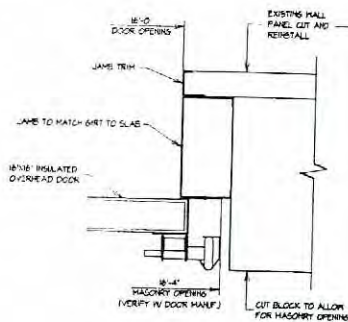
Although all information furnished regarding property for
sale or lease or regarding financial terms is from sources
deemed reliable, such information has not been verified
and no express representations are made nor are any to
be implied as to the accuracy thereof; all information and
data is submitted subject to errors, omissions, change of
price, rental terms or any other conditions, prior sale,
lease and/or withdrawal without notice.



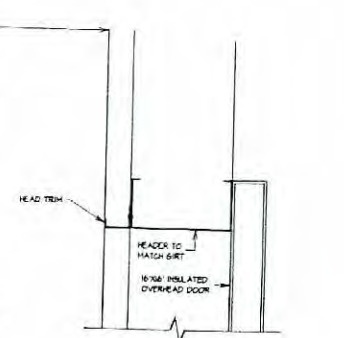
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ELEVATION FOR 4 NEW O.H. DOORS
SCALE: 3/4" = 1'-0"



J-1 JAMB DETAIL-4 NEW O.H. DOORS
SCALE: 3/4" = 1'-0"



H-1 HEAD DETAIL-4 NEW O.H. DOORS
SCALE: 3/4" = 1'-0"

ORIGINAL

Consultants

See

Salvatore Curran, AIA
NY 01812
Wu Aquilino, AIA
NY 01821
Francisco J. Salas, AIA
NY 01821
Loren Cohen, AIA
NY 01821
Dennis Blum, AIA
NY 01821

CSR GROUP

CSR Associates, PA
139 Chestnut Street
Nutley, NJ 07110

973/667-1800
212/242-0713

Architecture
Interior Design
Planning

Project
RENOVATIONS TO
2 PALMER TERRACE
CARLSTADT, NJ

OWNER:
WHITEHALL INDUSTRIAL PROPERTIES
Drawing Status
ISSUED TO OWNER 1/5/01

Date: 1/5/01 Scale: AS SHOWN
Drawn by: RR Check by: PB

Drawing
FIRST FLOOR PLAN,
NEW DOOR ELEVATIONS
AND DETAILS
A-1

Sheet
2 of 5

Project Number

00692

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT, PARCEL AND LOT OF LAND LYING AND BEING SITUATE IN THE BOROUGH OF CARLSTADT, COUNTY OF BERGEN, STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF PALMER TERRACE DISTANT 243.43 FEET SOUTHEASTERLY * ALONG SAME FROM THE INTERSECTION OF THE SOUTHEASTERLY LINE OF PALMER TERRACE AND THE SOUTHWESTERLY LINE OF VETERANS BOULEVARD AND RUNNING; THENCE

1. ALONG THE SOUTHEASTERLY LINE OF PALMER TERRACE SOUTH 53° 12' 10" WEST 10.44 FEET; THENCE
2. STILL ALONG SAME, SOUTH 49° 19' 50" WEST 184.04 FEET TO A POINT OF TANGENCY; THENCE
3. STILL ALONG SAID SIDELINE SOUTHERLY ON A CURVE TO THE LEFT LEADING TO THE NORTHEASTERLY LINE OF PALMER TERRACE HAVING A RADIUS OF 50.00 FEET AN ARC DISTANCE OF 87.06 FEET; THENCE
4. ALONG THE NORTHEASTERLY LINE OF PALMER TERRACE SOUTH 50° 25' 50" EAST 381.74 FEET TO A POINT OF TANGENCY; THENCE
5. STILL ALONG THE SAME EASTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 20.0 FEET, AN ARC DISTANCE OF 18.55 FEET TO A POINT OF REVERSE CURVE; THENCE
6. STILL ALONG SAME EASTERLY AND SOUTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 111.45 FEET; THENCE
7. NORTH 39° 34' 10" EAST 250.00 FEET; THENCE
8. NORTH 50° 25' 50" WEST 506.35 FEET TO THE SOUTHEASTERLY LINE OF PALMER TERRACE AND THE POINT AND PLACE OF BEGINNING.

For Information Purposes Only: *In compliance with Chapter 157, Laws of 1977, premises herein is Lot 51 in Block 124 on the Tax Map of the above municipality."

• (ERROR SHOULD BE SOUTHWESTERLY)

LIST OF POSSIBLE ENCROACHMENTS

- (A) CONCRETE AND FENCE ENCROACHES 3.1' SOUTH OF PROPERTY LINE.
- (B) CONCRETE AND FENCE ENCROACHES 2.5' SOUTH OF PROPERTY LINE.
- (C) CONCRETE CURB ENCROACHES 2.7' WEST OF PROPERTY LINE.
- (D) FENCE ENCROACHES 2.8' WEST OF PROPERTY LINE.
- (E) RETAINING WALL ENCROACHES 2.9' WEST OF PROPERTY LINE.

SURVEYOR'S CERTIFICATION

TO: PALMER TERRACE REALTY ASSOCIATES, LLC,
COMMONWEALTH LAND TITLE INSURANCE COMPANY
ROBERT J. KLEBLATT, ESQ.
AID ASSOCIATION FOR LUTHERANS, A WISCONSIN CORPORATION

"I hereby certify to Palmer Terrace Realty Associates, LLC, Commonwealth Land Title Insurance Company, and Aid Association for Lutherans, a Wisconsin corporation, and to their respective successors and/or assigns, that on the 22nd day of June, 2001:

a) I have surveyed on the ground, the property legally described hereon; and that this plat of survey is a true, correct and accurate drawing and representation of said property and correctly shows:

- (i) the exterior bearings, dimensions, boundaries and areas of the subject property;
- (ii) the exterior dimensions, locations, size, street addresses, and type of buildings and improvements thereon and the distance therefrom to the exterior property lines of the subject property;
- (iii) the dimensions and locations (including, without limitation, the centerlines thereof), of all recorded and/or visible fences, rights-of-way, easements, utility lines (to their points of connection with the public systems), and any other matters of record (or of which I have knowledge or have been advised, whether or not of record) which affect, benefit or burden the subject property;
- (iv) the location of the parking areas on the subject property showing the number of parking spaces provided thereby, together with the number of parking spaces required by applicable municipal zoning code;
- (v) all abutting dedicated public streets providing access to the subject property, together with the width(s), centerline(s), distance(s) from the centerline(s) to the property line(s), and name(s) thereof; and all other significant items on the subject property.

b) except as set forth below, there are no:

- (i) encroachments upon the subject property by improvements on adjacent property;
- (ii) encroachments on any easements or on adjacent property, streets, or alleys by any improvements on the subject property;
- (iii) party walls;
- (iv) discrepancies, gaps, boundary line disputes, conflicts or protrusions.

The exceptions to the above statements are as follows: [if none, so state].

c) Adequate ingress to and egress from the subject property is provided by Palmer Terrace, the same being paved, dedicated public right(s)-of-way maintained by the Borough of Carlstadt.

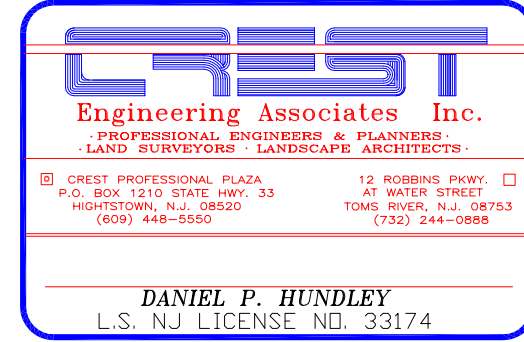
d) All building setback lines which affect the subject property are located as shown hereon.

e) The applicable flood zone for the subject property, as designated by applicable governmental authorities, is Federal Emergency Management Agency. That any portion of said property which is located in a flood plain or in any other flood hazard or flood danger area is shown and identified as such hereon.

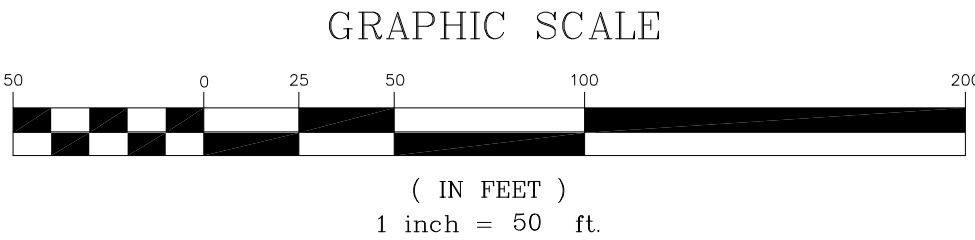
f) This survey meets the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", including without limitation, items 1-11, Less Item 4, and 13-17 of Table A, thereof, jointly established and adopted by ALTA, ACSM and NSPS in 1999.

	Required under Zoning Ordinance	Existing at Property
Minimum Front Yard Setback	35'	35.1'
Minimum Rear Yard Setback	30'	30.1'
Minimum Side Yard Setback	20'	22.0'
Maximum Building Height	N/A	20.5'
Minimum Number of Parking Spaces	(a) 37	(a) 51
(a) Regular	(b) 2	(b) 4
(b) Handicapped		
Zoning Use/District	LIGHT INDUSTRIAL AND DISTRIBUTION /ZONE"B"	LIGHT INDUSTRIAL AND DISTRIBUTION

DANIEL P. HUNDLEY
N.J.P.L.S. LICENSE #33174
CREST ENGINEERING ASSOC.
P.O. BOX 1210, HIGHTSTOWN, N.J. 08520
(609) 448-5550
FILE NO. N-3849-009



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	87.06	50.00	99°45'48"	59.34	S00°33'04"E
C2	18.55	20.00	53°8'31"	10.00	S77°00'05"E
C3	111.45	55.00	116°5'57"	88.19	N45°30'55"W



LEGEND

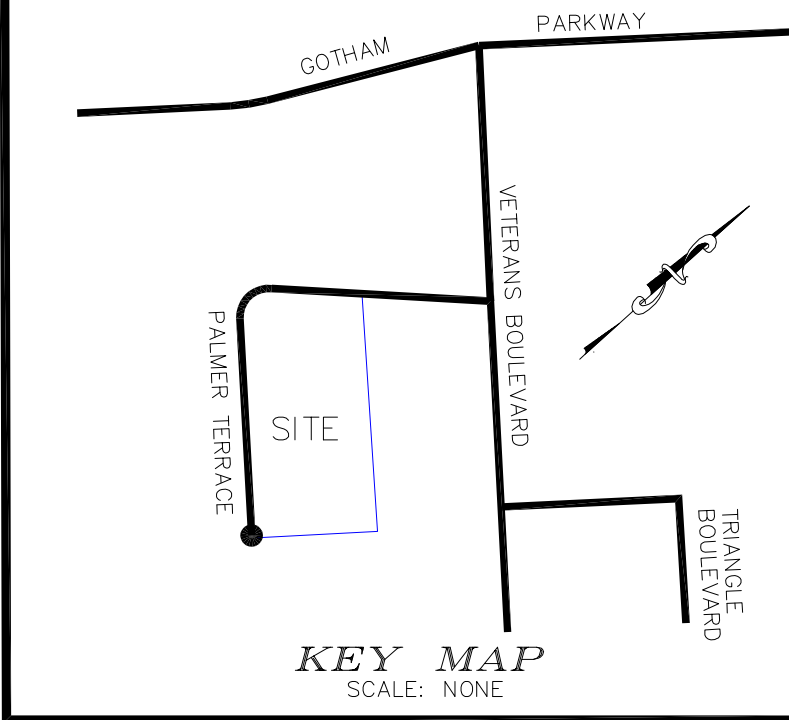
- IRON PINS SET
- PROPERTY LINE
- UNDERGROUND WIRES
- TELEPHONE MANHOLE
- PARKING METER
- WATER VALVE
- HYDRANT
- SIGN
- LIGHT POLE
- GAS VALVE
- SANITARY MANHOLE
- DENOTES ENCROACHMENTS
- CORRESPONDS TO SCHEDULE B
- DENOTES PARKING SPACES
- STORM DRAIN
- STORM DRAINAGE MANHOLE
- UTILITY POLE
- OVERHEAD WIRES
- P.O.E. POINT OF ENTRY SHOWN AS
- P.O.B. POINT OF BEGINNING

NOTE:
1. BASIS OF BEARING:
MONUMENTED RIGHT OF WAY LINE OF VETERANS BOULEVARD PER FILE MAP NO. 6742.
2. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

FLOOD NOTE:
By graphic plotting only, this property is in Zone(S)
AE (EL B) of the Flood Insurance Rate Map, Community Panel No.
34003020254.F
SEPT. 20, 1995, and is not in a Special Flood Hazard Area. By telephone
call dated JUNE 20, 2000, to the National Flood Insurance Program (800-638-
6620) we have learned this community does currently participate in the
program. No field surveying was performed to determine this zone and an
elevation certificate may be needed to verify this determination or apply
for a variance from the Federal Emergency Management Agency.

NOTES CORRESPONDING TO SCHEDULE "B"

- (10) 35 FOOT SET BACK LINE AS SHOWN ON FILED MAP NO. 8506 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN;
- (11) 20 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON FILED MAP NO. 8506 APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN;
- (12) UTILITY GRANT AS SET FORTH IN DEED BOOK 6255 PAGE 245, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN;
- (13) GRANT TO HACKENSACK WATER COMPANY AS SET FORTH IN DEED BOOK 6275 PAGE 472, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.
(EASEMENT COVERS ENTIRE PALMER TERRACE RIGHT OF WAY)
- (14) SEWER EASEMENT AS SET FORTH IN DEED BOOK 7185, PAGE 276, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.
- (15) GRANT TO P.S.E.& GAS COMPANY AS SET FORTH IN DEED BOOK 7642, PAGE 830, APPLIES AND AFFECTS SUBJECT PROPERTY AS SHOWN.
- (16) DEED BETWEEN WXIII/MWL REAL ESTATE LIMITED PARTNERSHIP AND WXIII/MWL REAL ESTATE LIMITED PARTNERSHIP AS CONTAINED
IN DEED BOOK 8325, PAGE 347, APPLIES AND AFFECTS SUBJECT PROPERTY (CONVEYENCE OF RIPARIAN GRANTS - INCLUDES
ENTIRE SUBJECT PROPERTY)



KEY MAP
SCALE: NONE

ALTA/ACSM Land Title Survey

This Work Coordinated By:

International



Land Services, Inc.

621 24th Avenue S.W.
Norman, Oklahoma 73069
(405) 364-9352 www.ils-alta.com

Own By:	DPH	Date:	7/13/01
Surveyor		Revision:	1
Ref.No:	33174	Date:	
Aprvd By:		Revision:	
Field Date:	6/22/01	Date:	
Scale:	1"=50'	Revision:	

Prepared For:

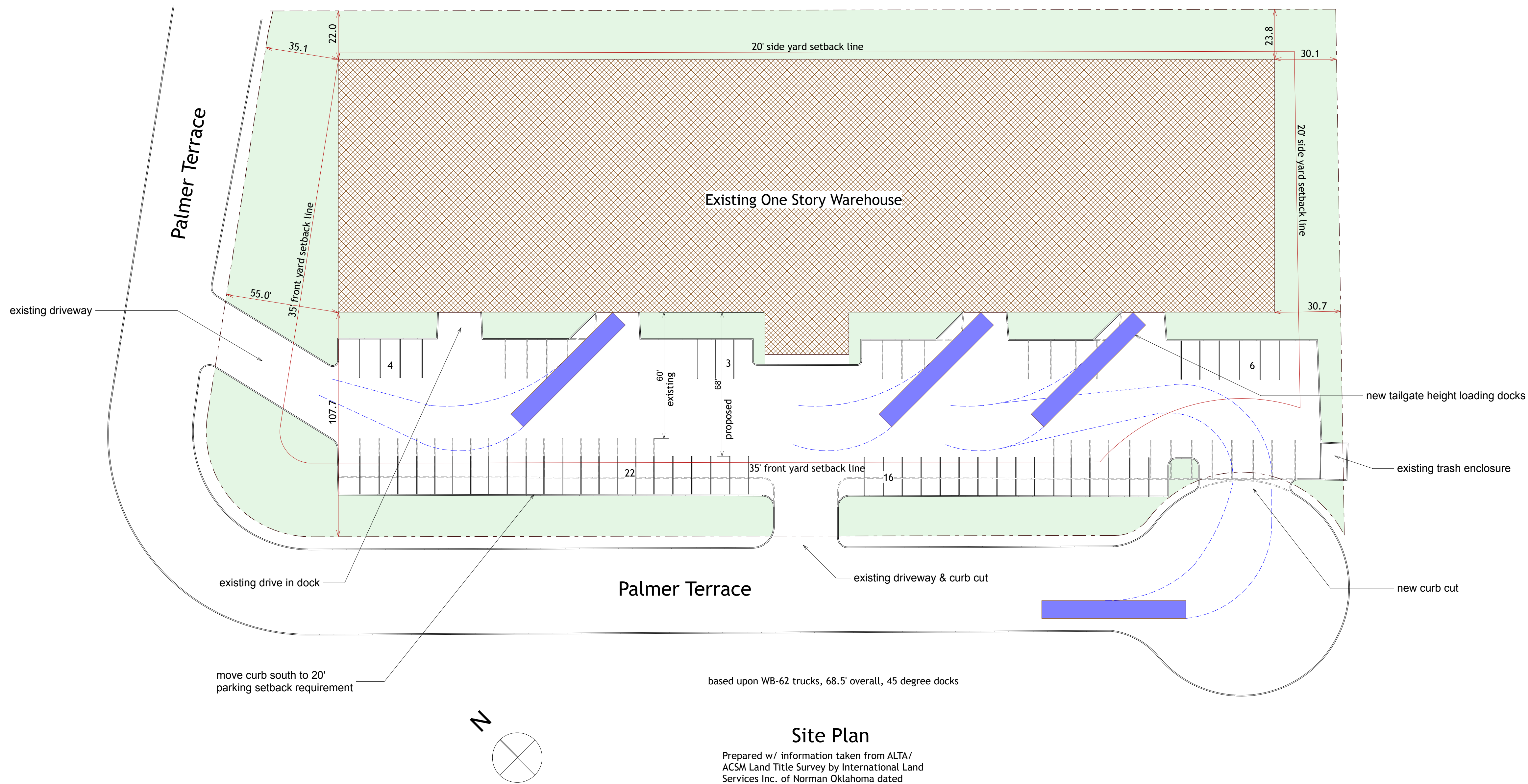
Client Ref. No:

Project Address:
2 PALMER TERRACE

Project Location:
CARLSTADT, N.J.

Project Name:
AMOR RESURVEY

Job Number:
01-06-70



New Jersey Meadowlands Commision Zoning Schedule			
Light Industrial B Zone	Ordinance	Existing	Proposed
Minimum Lot Area	1 acre	2.97	no change
Minimum Lot Width	100	506	no change
Minimum Lot Depth	150	250	no change
Maximum Lot Coverage	50.0%	42.1%	no change
Minimum Open Spce	15.0%	30.8%	28.44%
Minimum Front Yard	35	35.1	no change
Minimum Side Yard	20	22	no change
Minimum Rear Yard	30	30.1	no change
Floor Area Ratio	2.5	0.42	no change
Parking	39	55	48

Lot Area	129,231	
Building Coverage	54,346	
Open Space	39,780	36,759

10-4-13	review	JJG
10-1-13	review	JJG
9-14-13	review	JJG
Date	Issue	Initial

2 Palmer Terrace
Carlstadt
New Jersey

Loading Dock Study
Site Plan

NJ AI 10567
John J Gilchrist
Architect
A Professional Corporation
210 Summit Avenue
Montvale NJ 07645
Phone 201 573 1877
Fax 201 573 1685
JGilchristAIA@aol.com











9336

MIXED
NUTS

CAUTION
WET FLOOR





Palmer Terrace