



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



10Q
2026
MEADOWLANDS
REPORT

AT A GLANCE

- There are currently **1,016** industrial and flex buildings of 20,000 sf or larger in the Meadowlands submarket.
- The vacancy rate is currently **6.0%**.
- The average asking rental rate is currently **\$16.33 PSF NNN**.

After reaching 6.4% a year ago, the vacancy rate in the Meadowlands dropped to 6% at the end of the first quarter. A slowdown in the amount of new construction and sustained leasing activity allowed the vacancy rate fall. There were no new construction deliveries recorded in the Meadowlands during the first quarter. Absorption was positive as nearly 1.0 million square feet was leased. Although leasing activity outpaced space coming back on the market, there were some large availabilities placed on the market including 172,000 square feet at 1201 Valley Brook Avenue in Lyndhurst and 167,000 square feet at 300 Howmedica Way in Rutherford. Vacancy rates are likely to rise over the short-term as there are currently 2.3 million square feet under construction across five properties. The largest property under construction is 2000 Valley Brook Road, Building A in Lyndhurst. The 13.3-million square foot building is slated for completion in the first quarter of 2027. The Meadowlands is the only submarket in Northern New Jersey with overall average asking rates over \$16.00 per square foot. Rates are off from a high of \$17.54 reached in mid- 2023. Class A asking rates meanwhile, finished at \$21.95 per square foot, on par with the Port and Exit 10/12 submarkets.

Major leases signed during the quarter included: AAA Distribution and Room & Board both at 1000 US 46 in Ridgefield for a combined total of 337,672 square feet and SK Grand/Hart for 101,344 square feet at 299 Murray Hill Parkway in East Rutherford.

Total sales volume for the quarter was down year-over-year, with only a few notable sales. The average price per square foot closed the quarter at \$247. There were three notable sales recorded during the first quarter. 7 Capital Drive in Moonachie sold for \$20.9 million, 22 Romanelli Avenue in South Hackensack sold for \$6.8 million and 50 Hollister Road in Teterboro sold for \$4.1 million.

Top 1Q 2026 SALES

86,729 SF | \$20,925,000

7 Capital Drive, Moonachie
Buyer: Faropoint
Seller: Hair Zone, Inc.

14,644 SF | \$4,150,000*

50 Hollister Road, Teterboro
Buyer: S Platform Logistics
Seller: 50 Hollister, LLC

Top 1Q 2026 LEASES

192,761 SF

1000 US 46, Ridgefield

148,811 SF

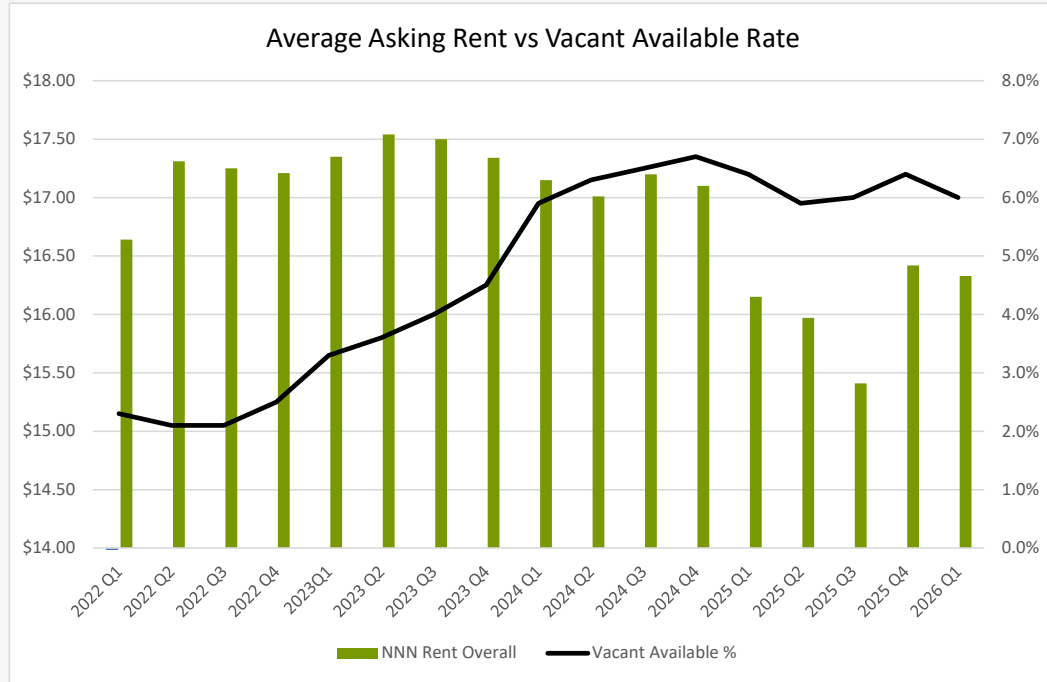
1000 US 46, Ridgefield

101,344 SF

299 Murray Hill Parkway

***NAI Hanson Transaction**

Leasing & Rent Trends



Period	NNN Rent Overall PSF	Vacant Available %
2026 Q1	\$16.33	6.0%
2025 Q4	\$16.42	6.4%
2025 Q3	\$15.41	6.0%
2025 Q2	\$15.97	5.9%
2025 Q1	\$16.15	6.4%
2024 Q4	\$17.10	6.7%
2024 Q3	\$17.20	6.5%
2024 Q2	\$17.01	6.3%
2024 Q1	\$17.15	5.9%
2023 Q1	\$17.35	3.3%
2023 Q4	\$17.34	4.5%
2023 Q3	\$17.50	4.0%
2023 Q2	\$17.54	3.6%
2022 Q4	\$17.21	2.5%
2022 Q3	\$17.25	2.1%
2022 Q2	\$17.31	2.1%
2022 Q1	\$16.64	2.3%

Source: CoStar® & NAI Hanson 25,000+ SF

Industrial/Flex NAI Hanson Exclusives

500 W. Commercial Ave Moonachie, NJ FOR SUBLEASE



**BUILDING SIZE: 2,000 SF
YARD SPACE: 8,000 SF**

310 PATERSON PLANK RD CARLSTADT, NJ FOR LEASE - 29,500 SF

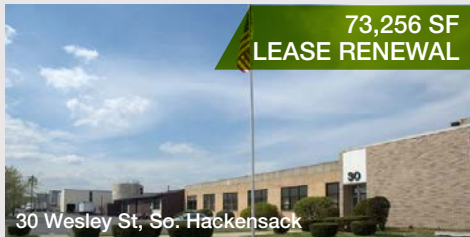


FOR LEASE - 29,500 SF

ADDRESS	CITY	SIZE	TYPE
55 Jacobus Avenue	Kearny	7.73 acres	Lease
97 3rd Street	Kearny	11,100 on 4.91 acres	Lease
50 Commercial Ave	Moonachie	26,000 SF	Sale
6001 Tonnelle Ave	North Bergen	76,162 SF	Lease
2101 83rd Street	North Bergen	16,400 SF	Lease
500 Industrial Road	Carlstadt	66,285 SF	Lease
99 Murray Hill Parkway	East Rutherford	2 units: 24,000 & 13,100 SF	Lease
255 Highland Cross	Rutherford	7,569 SF	Lease
343 Murray Hill Parkway	East Rutherford	54,354 SF on 1.3 acres	Lease

VIEW all of our available properties on our website at naihanson.com

Notable 1Q 2026 NAI Hanson Transactions



The Meadowlands Team

Tom and Jeff have worked extensively in the Meadowlands submarket since 1999. They are members of NAR, SIOR, Meadowlands Regional Chamber of Commerce, and the Liberty Board of Realtors. Their SIOR designation is the highest designation that a commercial real estate agent can achieve.

About NAI James E. Hanson

NAI James E. Hanson is committed to providing the highest quality commercial real estate services in Northern New Jersey, Southern New York and Eastern Pennsylvania and has been since it was founded in 1955.

We are one of the founding members of NAI Global, a managed network of **5,800** professionals with **325+** offices in **65+** countries and is one of the largest commercial real estate service providers worldwide with over **1.1 billion square feet** of property managed and over **\$20 billion** in annual transaction volume.

If you are interested in acquiring new space, selling or leasing your property, or just want to know its value, please contact us.



● For more information

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