

FOR SALE

11 PHILLIPS PKWY, MONTVALE NJ

CHILMARK
REAL ESTATE SERVICES, LLC

CORFAC International



OFFICE BUILDING ASKING \$7.75 MILLION

Total SqFt 62,000 SqFt

Annual Taxes \$231,561

Total Parking 3.4/1,000

Current Occupancy 70.70%

Built 1998

Location Highlights

- NJT Pascack Valley Line station nearby
- Wegmans at Philips Parkway
- Life Time Athletic Bergen County
- By Costco & Tice's Corner Marketplace
- Household income of \$197K and 60%+ hold a bachelor's degree or higher
- **Corporate neighbors:** Benjamin Moore, Sharp Electronics, Balchem, INEOS Automotive HQ, PIM Brands

Michael Marchese
Partner

973-326-2001 | 201-787-7634
Marchese@ChilmarkRE.com

Pranav Shinde
Associate

973-326-2000 | 732-810-5586
Shinde@ChilmarkRE.com

BLOCK 3201
LOT 2