



**300 Route 17 S, Unit H
Mahwah, New Jersey**



**FULLY
AIR-CONDITIONED**

±13,100 SF
Industrial space - For lease

Property Specifications

Unit Size:	+/- 13,100 SF
Office:	+/- 5,571 SF
Clear Height:	19' clear
Loading:	1 dock-high door
Column Spacing:	30' x 30'
Parking:	20 spaces (additional spaces available)
HVAC:	Fully air-conditioned
Power:	400 amps/480 volts/3 phase power
OpEx:	\$3.75 PSF

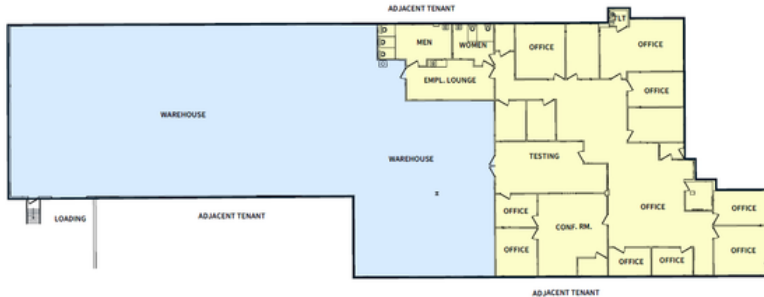


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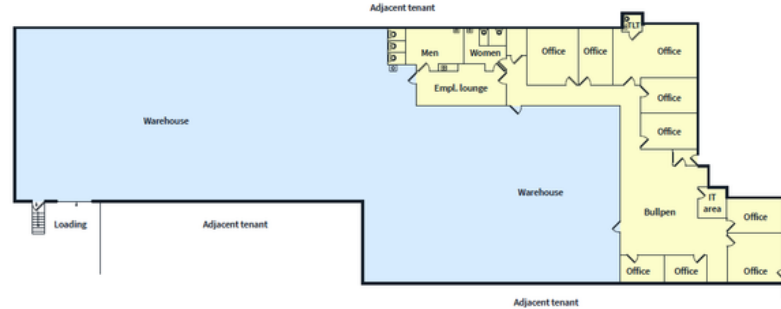


Floor Plan

Actual Plan

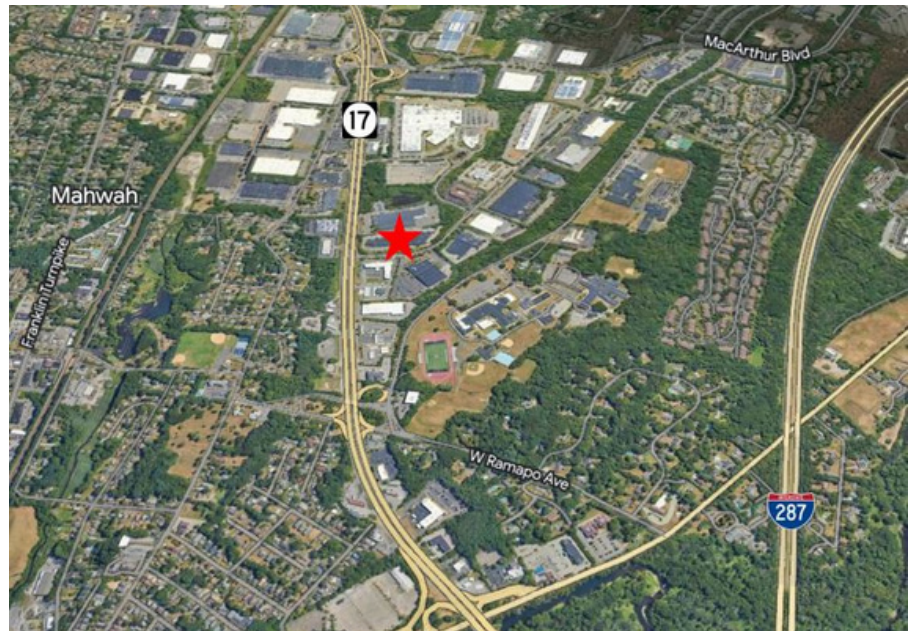


Concept Plan



Key Distances

- 2.5 miles to I-287
- 12 miles to Mario M. Cuomo Bridge
- 19 miles to George Washington Bridge
- 16 miles to I-80
- 26 miles to Newark Liberty Airport



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