



±13,100 SF

Industrial space - For lease

**AVAILABLE
1st QUARTER 2026**

300 Route 17 S, Unit H Mahwah, New Jersey

Property Specifications

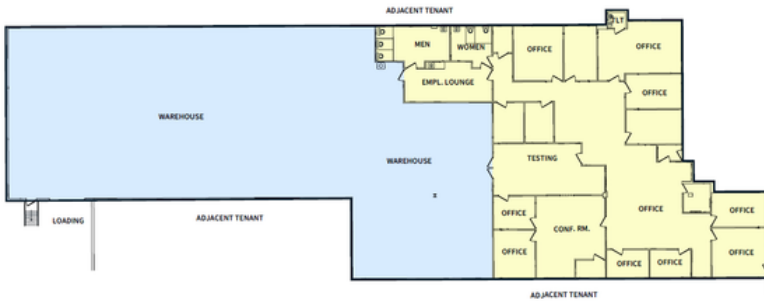
Unit Size:	+/- 13,100 SF
Office:	+/- 5,571 SF
Clear Height:	19' clear
Loading:	1 dock-high door
Column Spacing:	30' x 30'
Parking:	20 spaces, with additional spaces available
HVAC:	Fully air-conditioned
Power:	400 amps/480 volts/3 phase power
OpEx:	\$3.75 PSF

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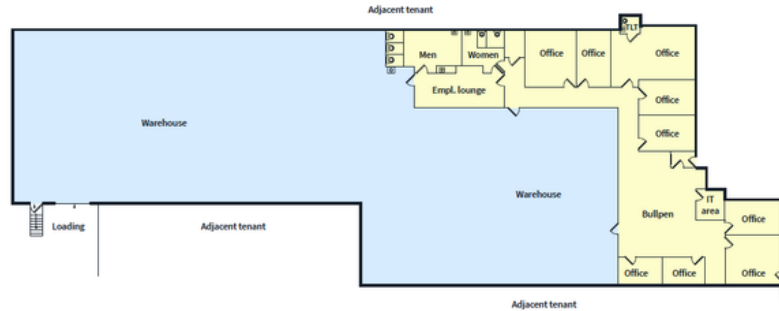


Floor Plan

Actual Plan

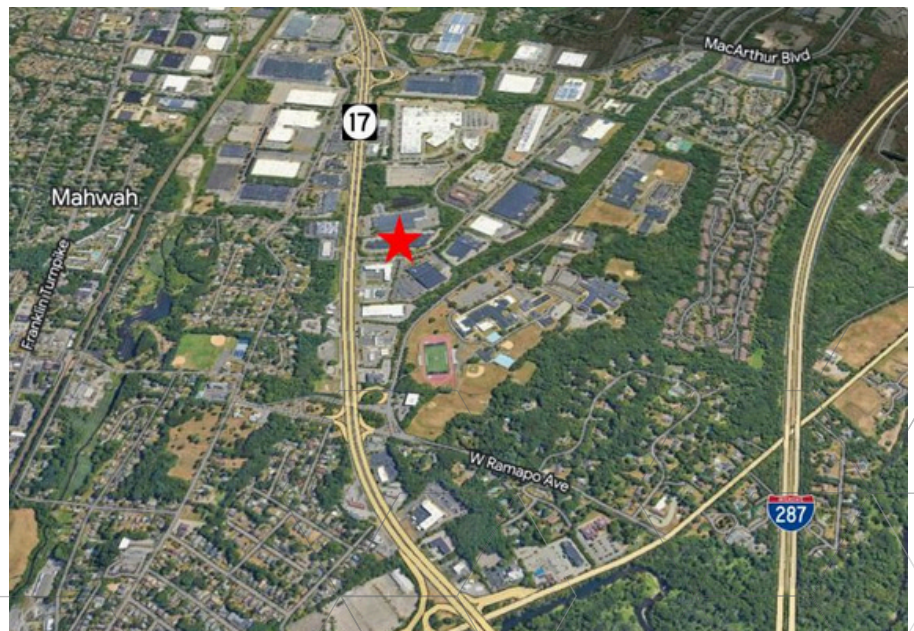


Concept Plan



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



Howard Weinberg, SIOR

Broker-Salesperson, Managing Director,
Northeast Industrial Region
+1 973 829 4727
howard.weinberg@jll.com