

# INDUSTRIAL SPACE FOR LEASE

6,140 SF - 12,280 SQFT INDUSTRIAL, OUTDOOR STORAGE & OFFICE SPACE | AVAILABLE

35 Whitney Drive #A, Mahwah, NJ 07430



## PROPERTY DESCRIPTION

Discover a standout opportunity at 35 Whitney Drive #A, Mahwah, NJ, 07430. The well-maintained warehouse/office combination offers a prime location with convenient access to major transportation routes, making it an attractive prospect for a variety of enterprises. With ample parking and well-designed facilities, the property provides a flexible canvas for customization to suit specific operational requirements. This property presents a compelling opportunity for businesses looking to establish or expand their presence in the Northern NJ market.

## PROPERTY HIGHLIGHTS

- 12,280 SqFt on two floors | 6,140 SF per floor mixed-use warehouse & office space
- 2.17 Acres of land with two buildings total onsite
- Prime location, convenient access to major transportation routes
- Ample parking for cars and trucks
- Well-maintained facilities | Flexible layout for customization

## OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN) + \$4/ft CAM = \$21/ft
Number of Units:	1 or 2
Available SF:	6,140 - 12,280 SF Available
Lot Size:	2.17 Acres
Building Size:	12,280 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,168	63,353	326,894
Total Population	6,022	179,693	982,242
Average HH Income	\$230,917	\$222,774	\$149,987

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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2200 Fletcher Ave Suite 500  
Fort Lee, NJ 07024

Each Office Independently Owned and Operated

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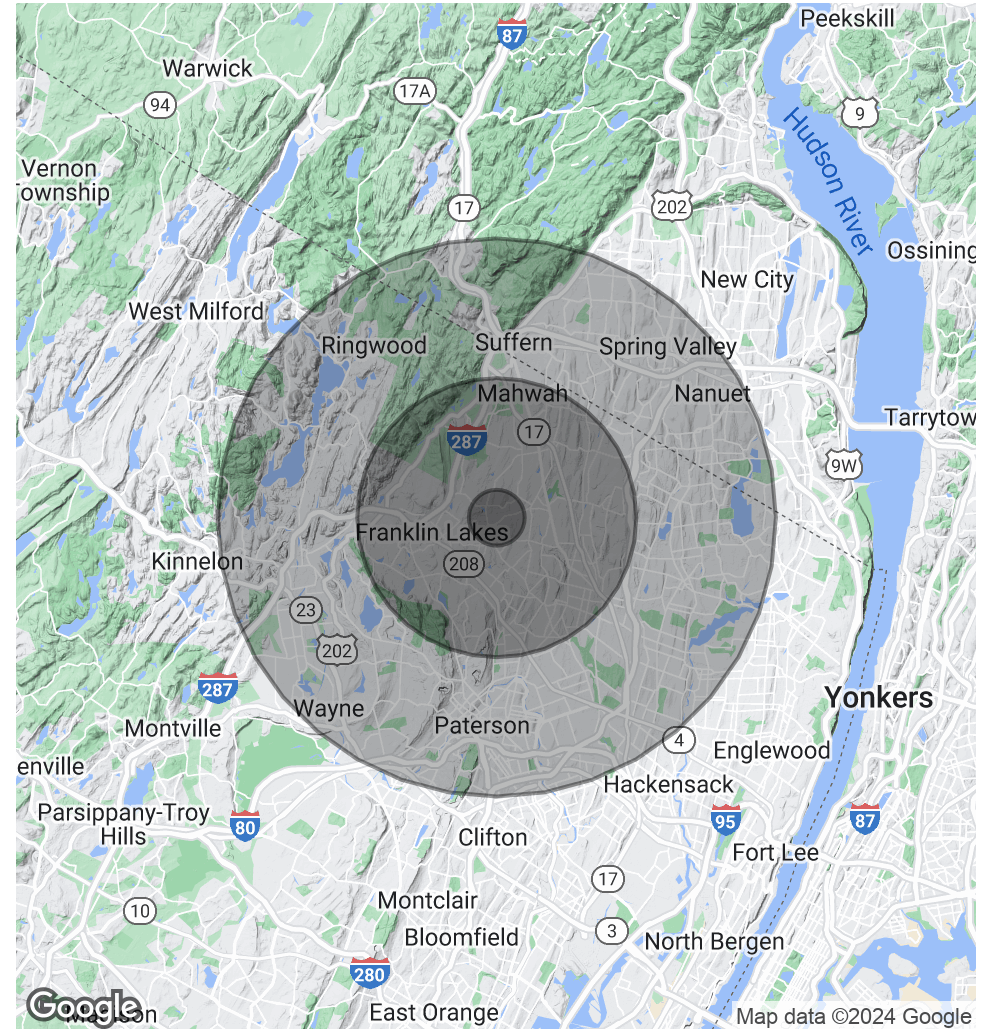


POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,022	179,693	982,242
Average Age	46	43	40
Average Age (Male)	44	42	39
Average Age (Female)	47	44	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,168	63,353	326,894
# of Persons per HH	2.8	2.8	3
Average HH Income	\$230,917	\$222,774	\$149,987
Average House Value	\$974,833	\$906,423	\$635,873

Demographics data derived from AlphaMap



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