

500 Corporate Drive
Mahwah, NJ

FOR SALE OR LEASE
38,500 SF Industrial/Flex



Property Features

Building Size:	38,500 SF
Warehouse:	15,500 SF
Flex/Assembly:	10,500 SF
Office:	12,500 SF
Lot Size:	5.7 acres
Ceiling Height:	16 feet (Warehouse) +/- 11 feet (2nd Floor)
Loading:	3 tailgates; 1 drive-in
Column Spacing:	30' x 30'
Sprinklers:	100% wet system
Power:	1,200 amps (running from two 600 amp services at 480/277 volts) Solar System installed on roof
Parking:	65 spaces (expandable)
Air Conditioning:	Office only
Taxes & Cam:	\$1.77 PSF



LOCATION HIGHLIGHTS:

- Close to Route 17
- 1.5 miles from Interchange Routes 17, I-287 & I-87
- Near Fedex & UPS hubs
- Few miles from the New York/New Jersey border

Kenneth D. Lundberg, SIOR | Senior Vice President
201 488 5800 x138 • klundberg@naihanson.com

Patrick Lennon | Vice President
201 488 5800 x109 • plennon@naihanson.com

Lorenzo Lambiase, MBA, CCIM | Associate Vice President
201 488 5800 x176 • llambiase@naihanson.com

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SERVICES OFFERED

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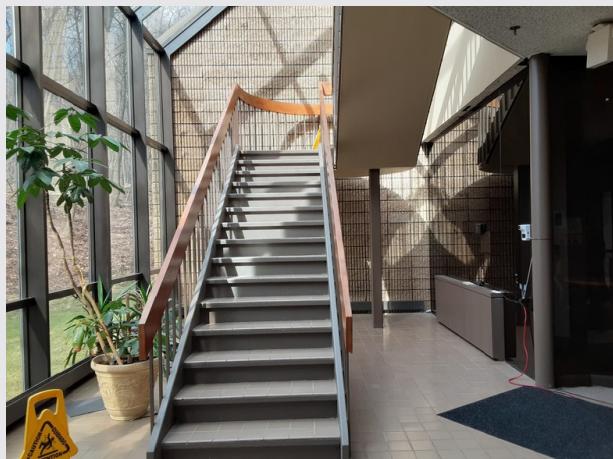
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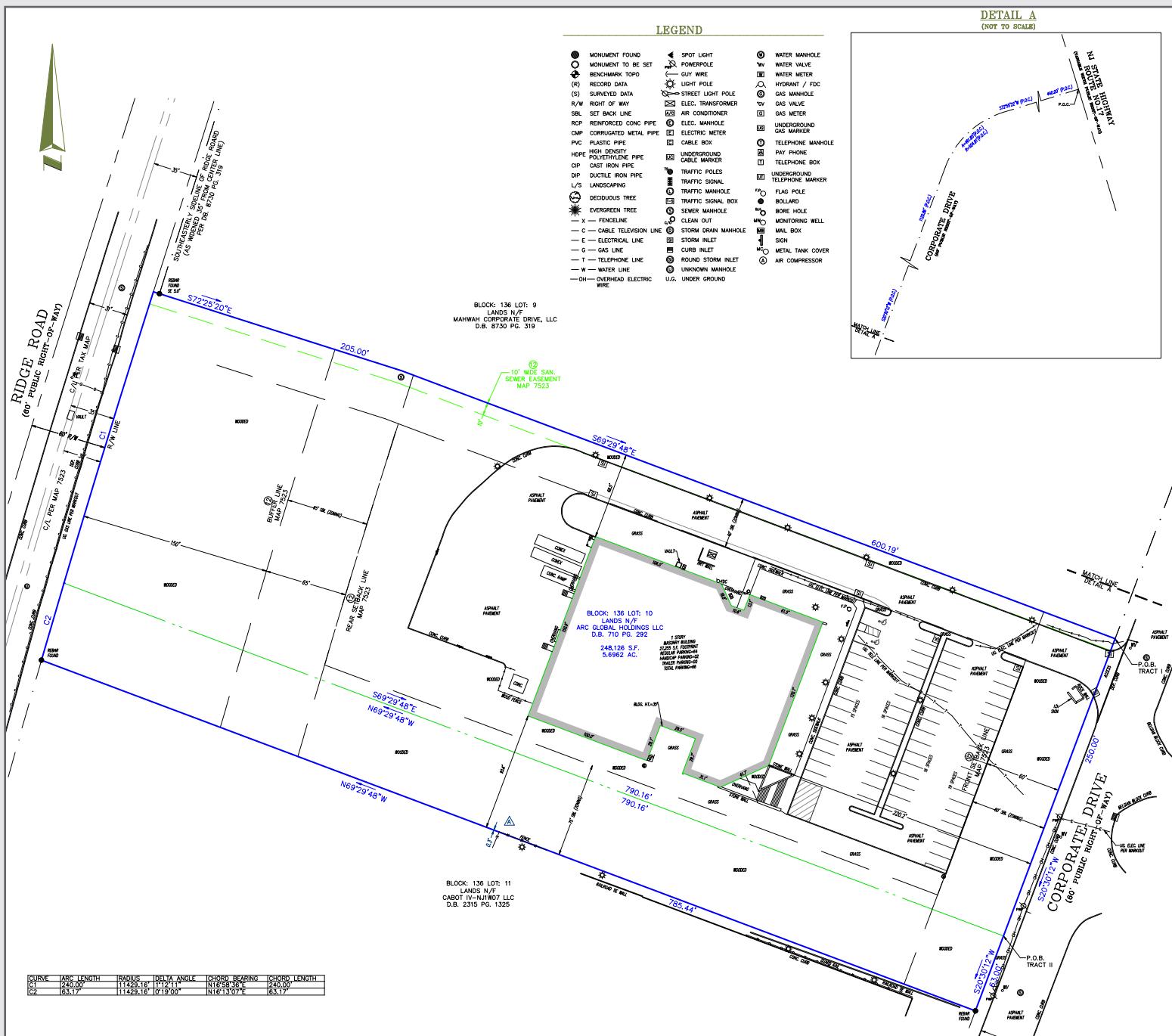
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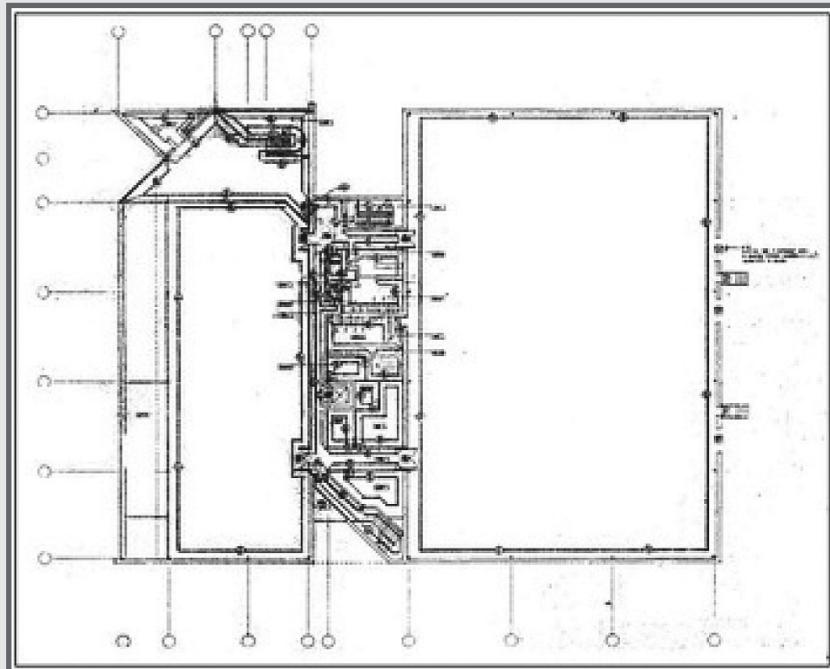
PROPERTY PHOTOS

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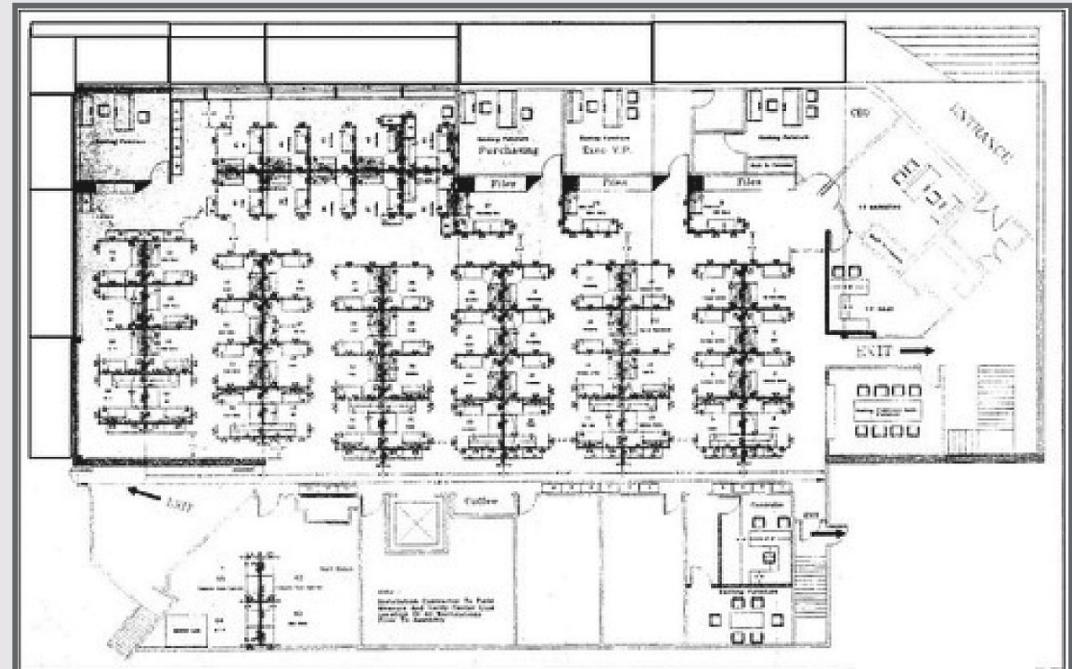




WAREHOUSE / FLEX



OFFICE



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AERIAL VIEW

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 For *more* information

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