

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

INQUIRE FOR PRICING

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!     | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

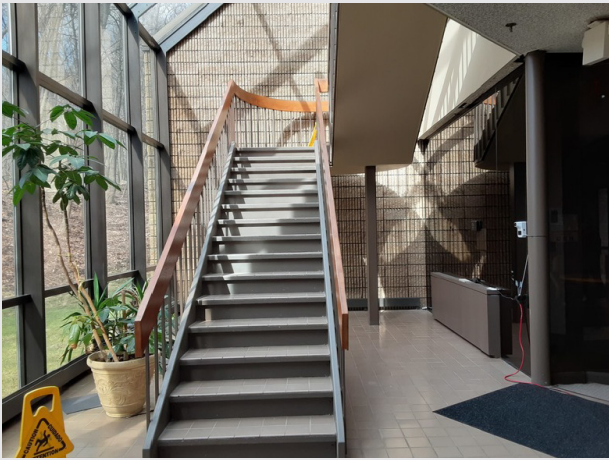
Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

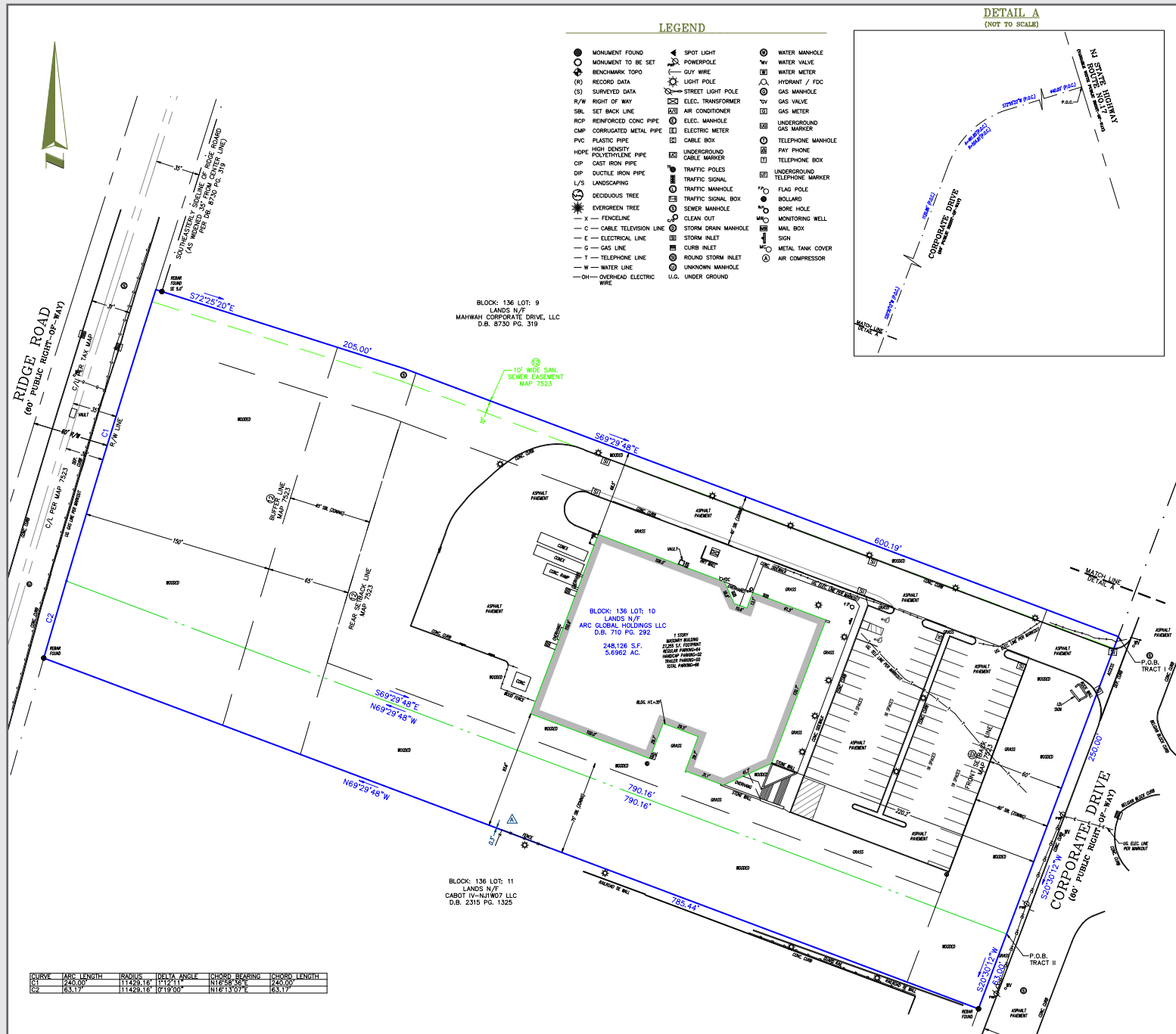
THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON.

500 Corporate Drive
Mahwah, NJ

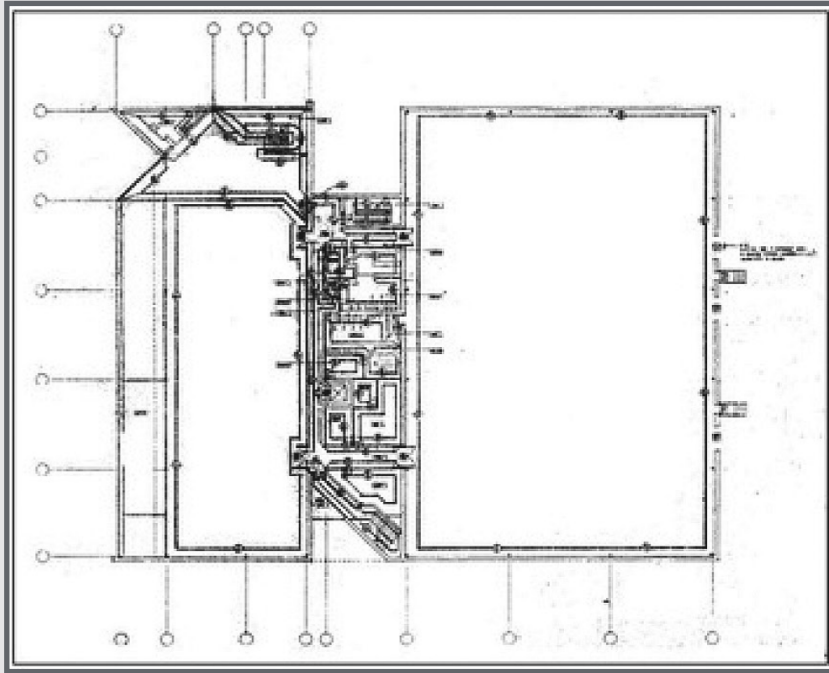
PROPERTY PHOTOS

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

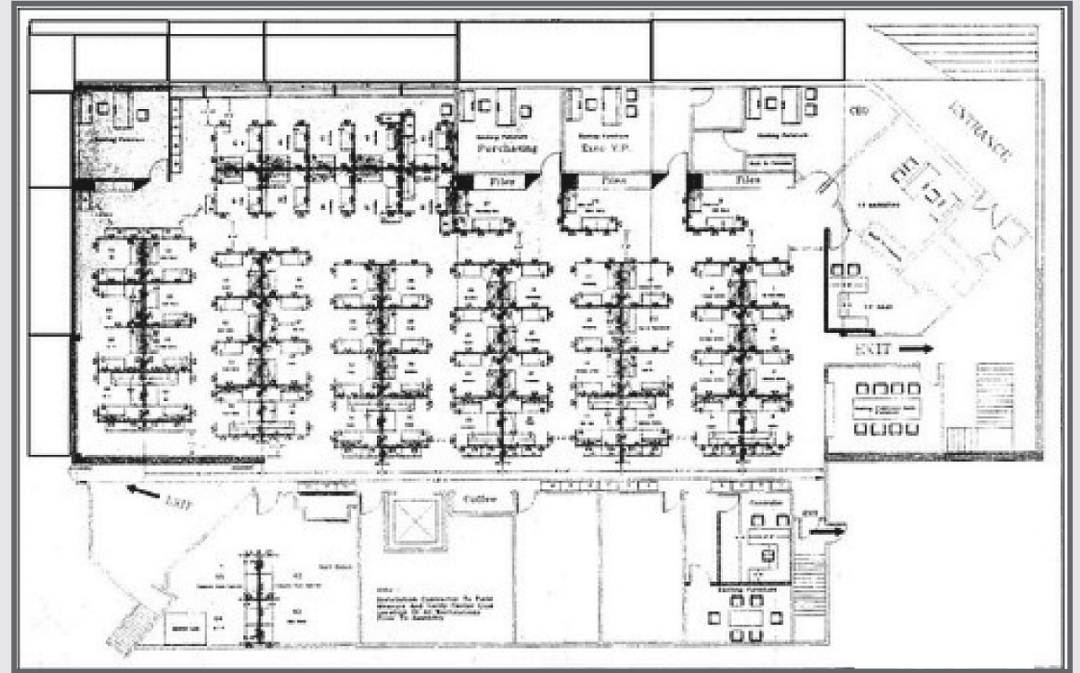




WAREHOUSE / FLEX



OFFICE



500 Corporate Drive
Mahwah, NJ

AERIAL VIEW

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



 For *more* information

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