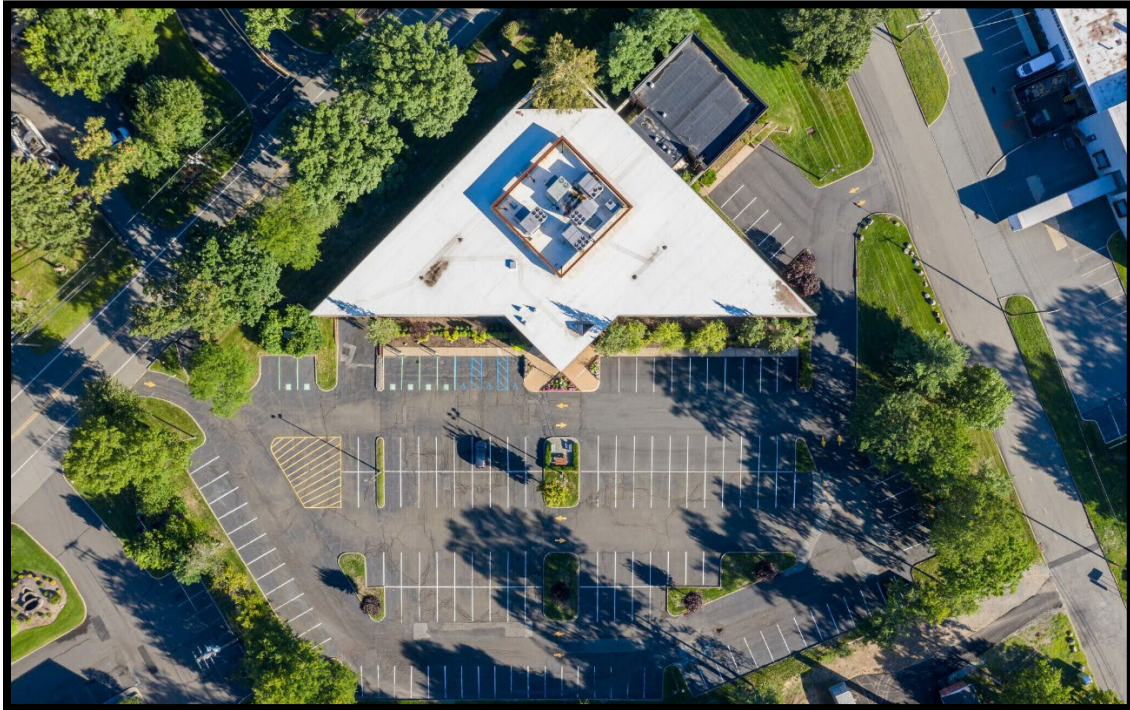


**PRIME IP-ZONED FLEX/OFFICE BUILDING
FOR SALE OR LEASE**



6 ARROW ROAD, RAMSEY, NJ

LOCATION ADVANTAGE:

Prime Bergen County corner location at Arrow Road & East Crescent Avenue with excellent access to Route 17, Garden State Parkway, and Ramsey train station. Beautifully landscaped grounds in a professional park setting.

PROPERTY HIGHLIGHTS:

- ±33,000 sq. ft. modern two-story flex/office building
- Newly renovated in 2024 - like-new condition
- IP zoning - ideal for professional offices, executive suites, tech/R&D, laboratory/research, and light flex/showroom users
- 160+ parking spaces (generous 5:1/1,000 ratio) - ample for employees and visitors
- Elevator served with updated Trane HVAC and energy-efficient systems

**6 Arrow Road
Ramsey, NJ
Page 2 of 2**

PROPERTY HIGHLIGHTS CONTINUED:

- 50% occupied - Immediate occupancy available with strong stabilization upside
- Flexible 3-5+ year lease terms available
- Competitive lease rates-TBD based on suite and term



For further information or to arrange a tour, please contact:

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EXCLUSIVE BROKERS

**MB Corporate Real Estate
201 West Passaic Street, Suite 302
Rochelle Park, NJ 07662**

Note: Information submitted herein is subject to errors; omissions; changes of price; rental, or other conditions; withdrawal without notice; and to any special listing conditions imposed by our principals. All areas and dimensions are approximate.

Shared/Public Drive/FACT SHEETS/ORANGE/0-ALL OC EXCL/NEW JERSEY PROPERTIES/6 Arrow Road Ramsey/Fact Sheet_6 Arrow Rd.docx 5/18/2026