

100 PERFORMANCE DRIVE

FOR LEASE

±275,863 SF

Units 100 & 200



New Jersey
North West Bergen

100 Performance Drive
Mahwah, NJ 07495

 LINK | **CBRE**

OVERVIEW

100 Performance Drive
Mahwah, NJ 07495

New Jersey
North West Bergen



PROPERTY SPECIFICATIONS

Available SF	±275,863 SF (Divisible to ±134,232 SF)
Office SF	4,000 SF
Column Spacing	54' x 60'
Clear Height	36' Clear
Dock Doors	(34) 9' x 10' w/ Dock Packages
Drive-In Doors	(2) 12' x 14'
Building Dimensions	350' x 800'
Auto Parking	204 Spaces (Additional Parking Possible)
Year Built	2018
Truck Court Depth	130' w/ 60' Concrete Apron
Trailer Parking	(25) 12' x 55'
Sprinkler System	ESFR
Power	3,000 amp @ 480/277v 3ph, 4 wire



17

ORIENT BOULEVARD

JAGUAR LAND ROVER WAY

275,863 SF
36' CLEAR HEIGHT

OFFICE
4,000 SF

34 DOCK DOORS | 2 DRIVE IN DOORS

185'

60'
54'







→ Excellent highway access - directly off I-287/Route 17 and close proximity to public transportation.

→ Minutes away from numerous hotels, restaurants, retail, and entertainment.

→ Exclusive signage rights available - 10' x 48' pylon sign with great visibility from I-287.

LOCAL ACCESS

I-87/I-287
2 MILES

MARIO M. CUOMO
BRIDGE
17 MILES

NEW JERSEY TURNPIKE
25 MILES

GEORGE WASHINGTON
BRIDGE
28 MILES

PORT NEWARK/ELIZABETH
39 MILES

NEWARK LIBERTY
INTERNATIONAL AIRPORT
41 MILES

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2,461,910
2024 POPULATION

1,019,707
2024 EMPLOYEES

206,379 (16.6%)
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REGIONAL ACCESS

NEW YORK CITY
35.2 MILES

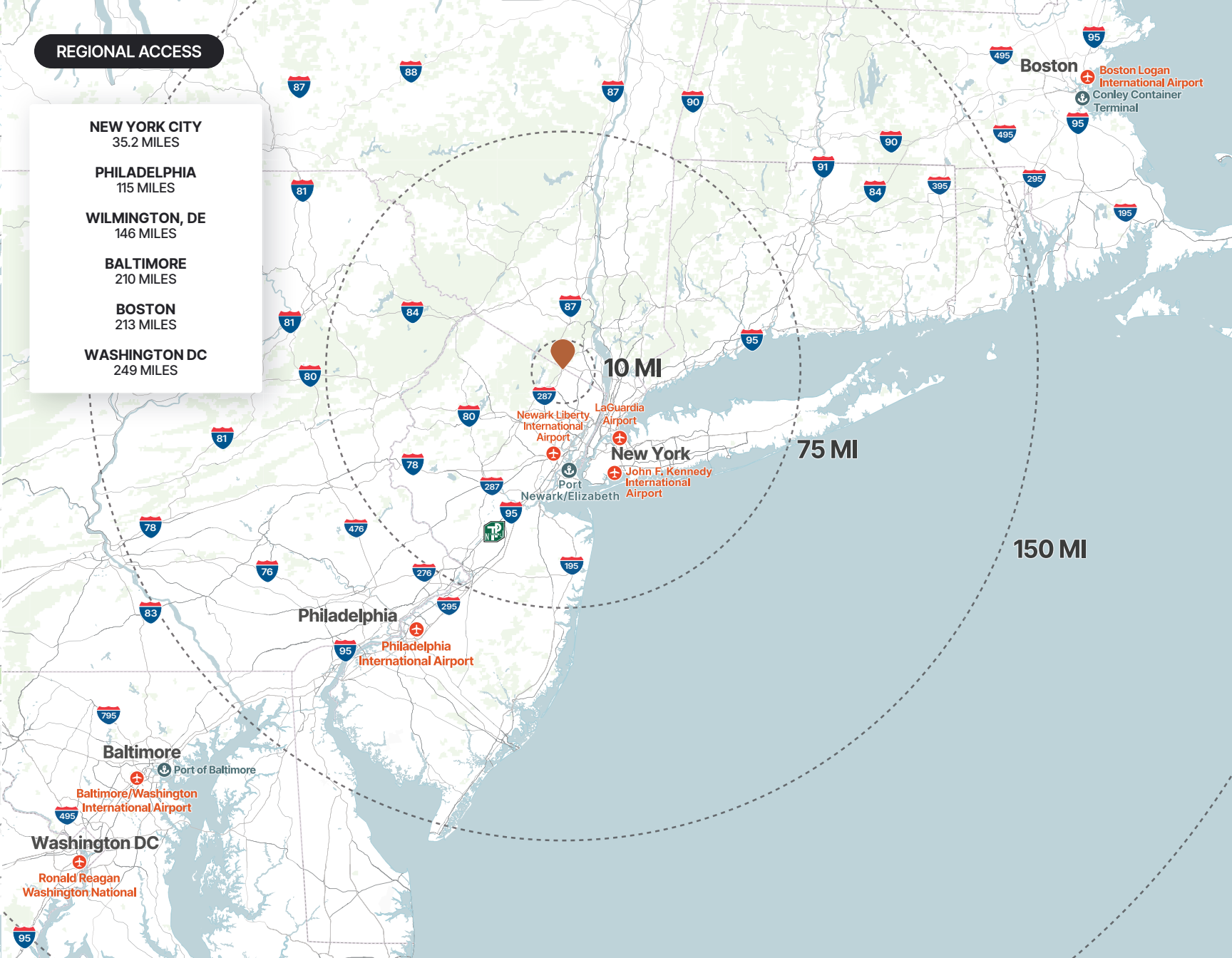
PHILADELPHIA
115 MILES

WILMINGTON, DE
146 MILES

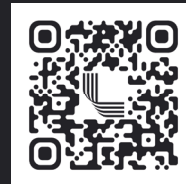
BALTIMORE
210 MILES

BOSTON
213 MILES

WASHINGTON DC
249 MILES



CONTACT INFORMATION



100 Performance Drive
Mahwah, NJ 07495

Chad Hillyer

Chad.Hillyer@cbre.com
(201) 712-5655

Nicholas Klacik

Nicholas.Klacik@cbre.com
(201) 712-5615

Kevin Dudley

Kevin.Dudley@cbre.com
(201) 712-5837

Kate Granahan

Kate.Granahan@cbre.com
(201) 712-5810

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.