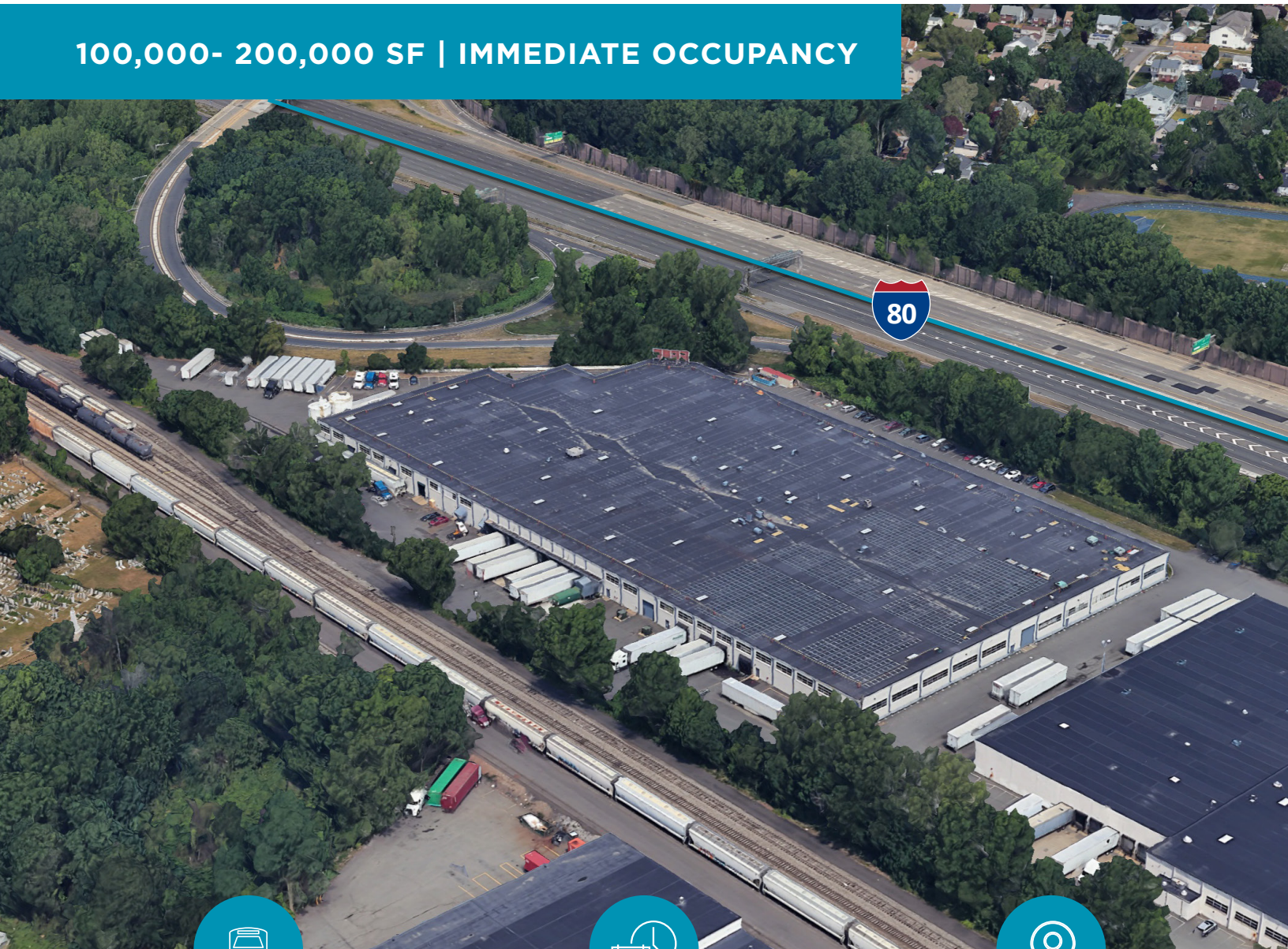


301 MAYHILL STREET

SADDLE BROOK, NEW JERSEY | **FOR SUBLEASE**

100,000- 200,000 SF | IMMEDIATE OCCUPANCY



**ACTIVE RAIL SERVED &
UP TO 10 RAIL SPOTS**



**SUBLEASE TERM:
THRU MAY 31, 2027**



**DIRECTLY OFF OF
INTERSTATE 80**



ACTIVE RAIL



ABUNDANT CAR + TRAILER PARKING



PROPERTY OVERVIEW

Building Size	100,000 - 200,000 SF
Office Size	8,000 SF
Year Built	1970
Acreage	12.61 Acres
Loading Docks	14 Docks
Drive-In Doors	4 Drive-In
Rail Doors	2 Rail Doors Up to 10 Rail spots
Parking	149 Car 33 Trailer

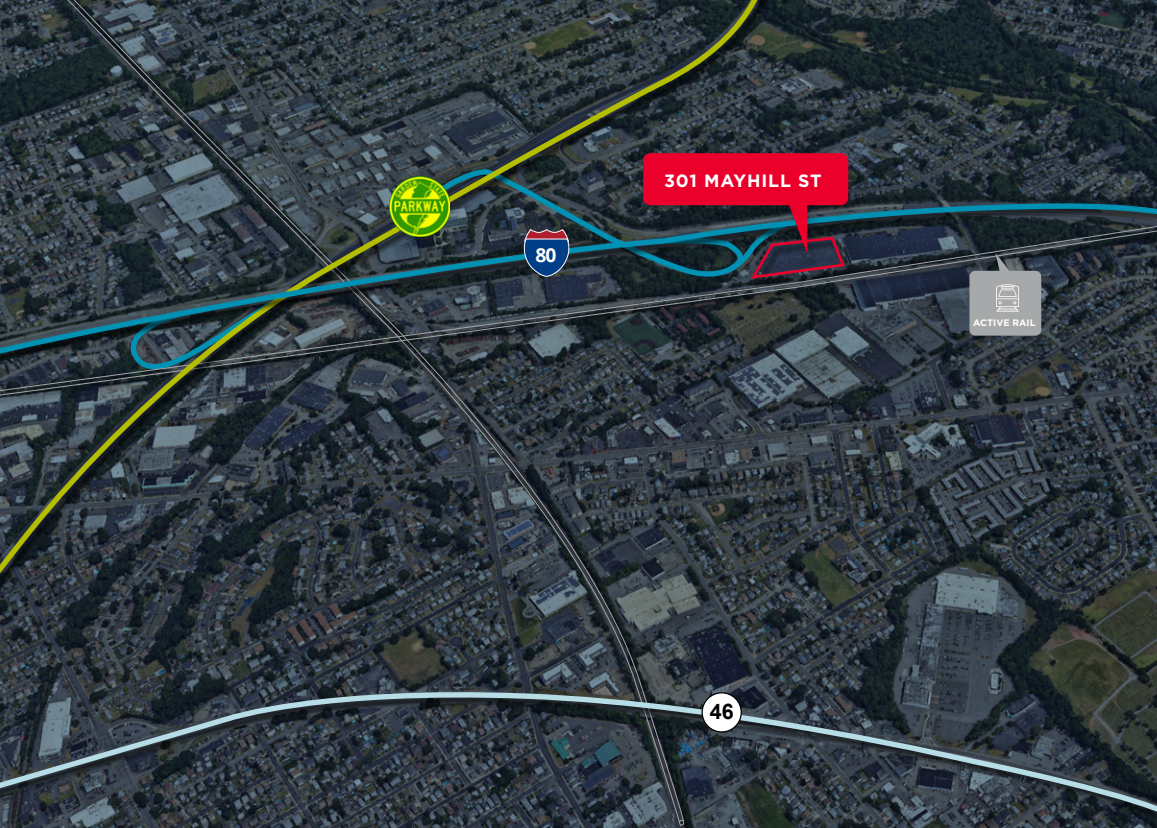
Power	3200 Amps 460/265 volts, 3 phases
Sprinkler	Wet
Column Spacing	30' x 40'
Clear Height	18'
Taxes	\$2.66 PSF
CAM	\$0.53 PSF
Sublease Term	Thru May 31, 2027

EXCELLENT HIGHWAY CONNECTIVITY

A premier Saddle Brook location that is directly off of Interstate 80 and Garden State Parkway. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Interstate 80	0.8 mi
Garden State Parkway	1 mi
Route 46	1.4 mi
Route 17	1.5 mi
NJ Turnpike Exit 70	5.5 mi
GW Bridge	9.5 mi
Newark Airport	22 mi
Port Newark/Elizabeth	23 mi





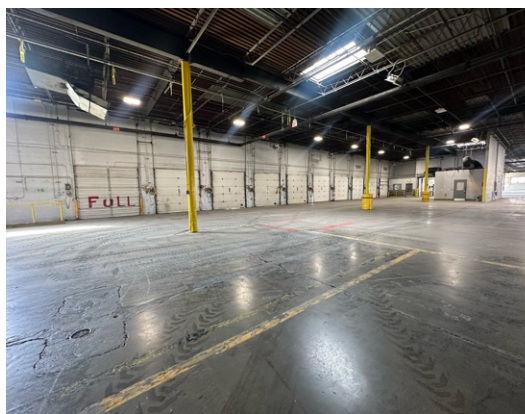
25 Minutes
to Newark Airport



30 Minutes
to Port of Newark



25 Minutes
to Midtown NYC



CONTACT US

FOR MORE INFORMATION

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