

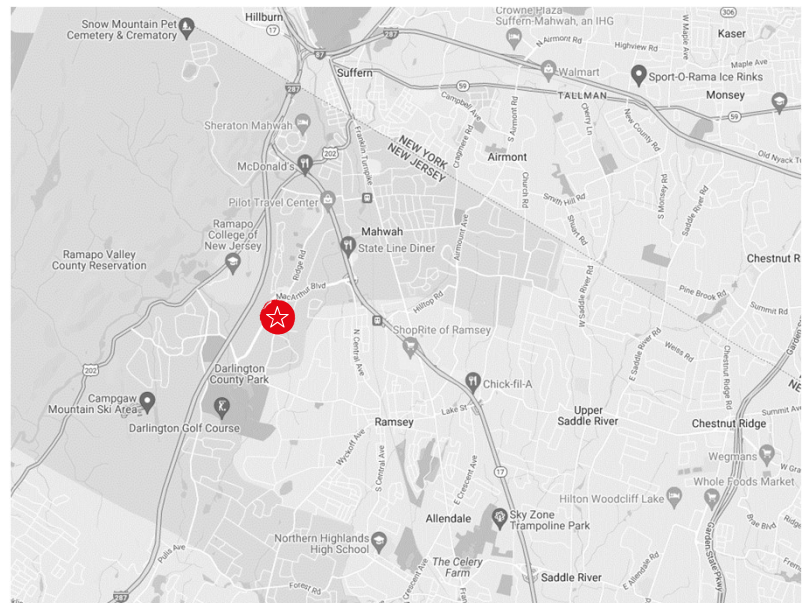


For Lease

+/- 48,000 RSF total available

**960 MacArthur Blvd
Mahwah | NJ**

- 115,000 SF owner occupied building in a corporate campus setting
- On site property management
- 1st Floor: +/- 27,000 SF – Office/Lab/Warehouse
- 2nd Floor: +/- 11,250 RSF - Office
- 3rd Floor: +/- 9,750 RSF - Office
- Flexible floor plates
- 1st Floor warehouse/storage with dedicated loading
- On-site café, and walking trail
- Recent upgrades completed
- Monument signage available
- Ample parking
- Dedicated generator
- Close proximity to retail, fitness facilities, hotels & county park

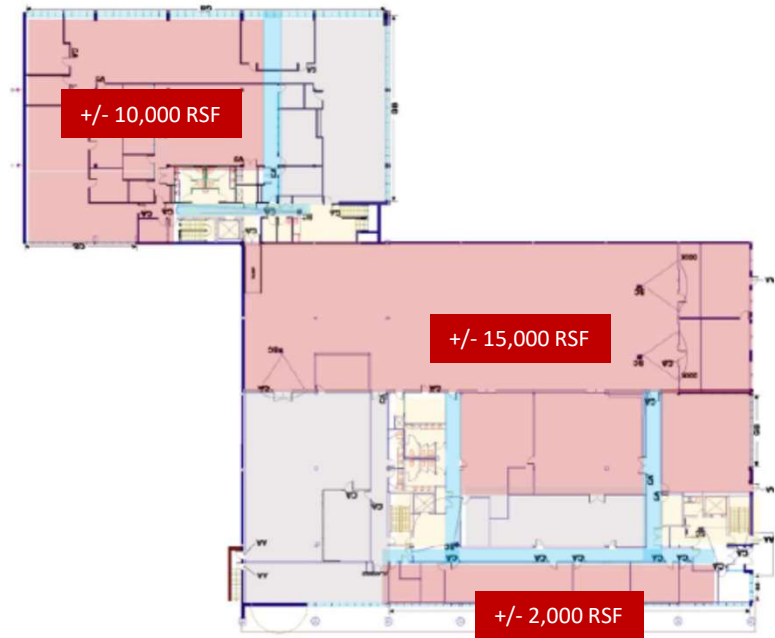




Point



1ST Floor: +/- 27,000 SF



2nd Floor: +/- 11,250 SF



3rd Floor: +/- 9,750 SF





960 MacArthur

- > Near full interchange of Route 17
- > Easy access to I-187/I-87
- > 10 miles to Mario Cuomo Bridge
- > 25 miles to New York City
- > Proximity to Westchester, Stewart (Newburgh) and Newark Airports
- > Located near numerous amenities

For more information, please contact:

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