



±13,100 SF

Industrial space - For lease

AVAILABLE
1st QUARTER 2026

300 Route 17 S, Unit H

Mahwah, New Jersey

Property specifications

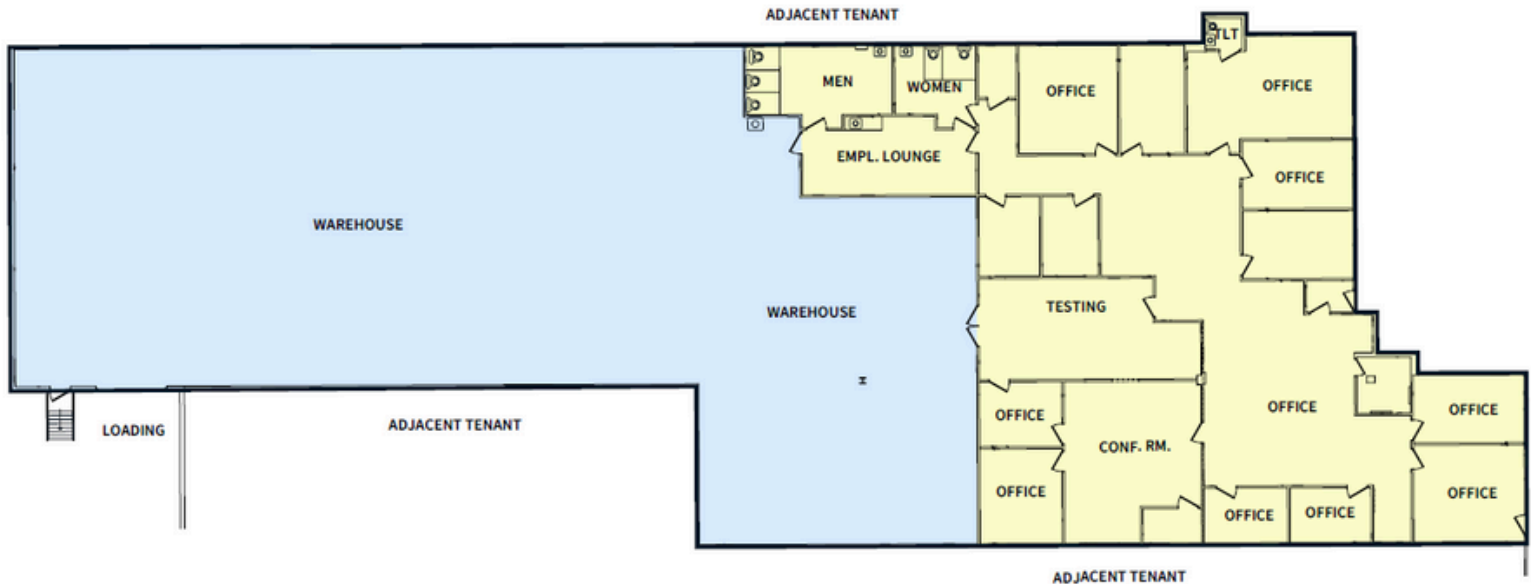
- 5,571 SF office space
- 1 tailgate loading dock
- 19' clear ceiling height
- 400 amps/480 volts/ 3 phase power
- Fully air-conditioned
- Column spacing 30'x30'
- 20 parking spaces with additional spaces available
- OPEX estimated at \$3.60 PSF

Note: Property has Route 17S frontage.

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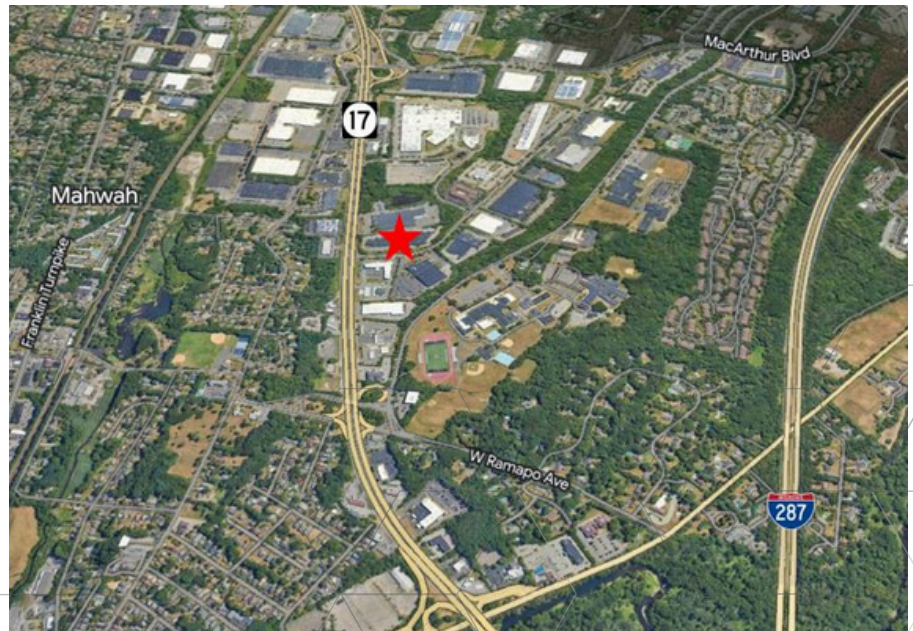


Floor Plan



Key Distances

- 2.5 miles to I-287
- 12 miles to Mario M. Cuomo Bridge
- 19 miles to George Washington Bridge
- 16 miles to I-80
- 26 miles to Newark Liberty Airport



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