



**±13,100 SF**

**Industrial space - For lease**

**AVAILABLE**

**1<sup>st</sup> 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

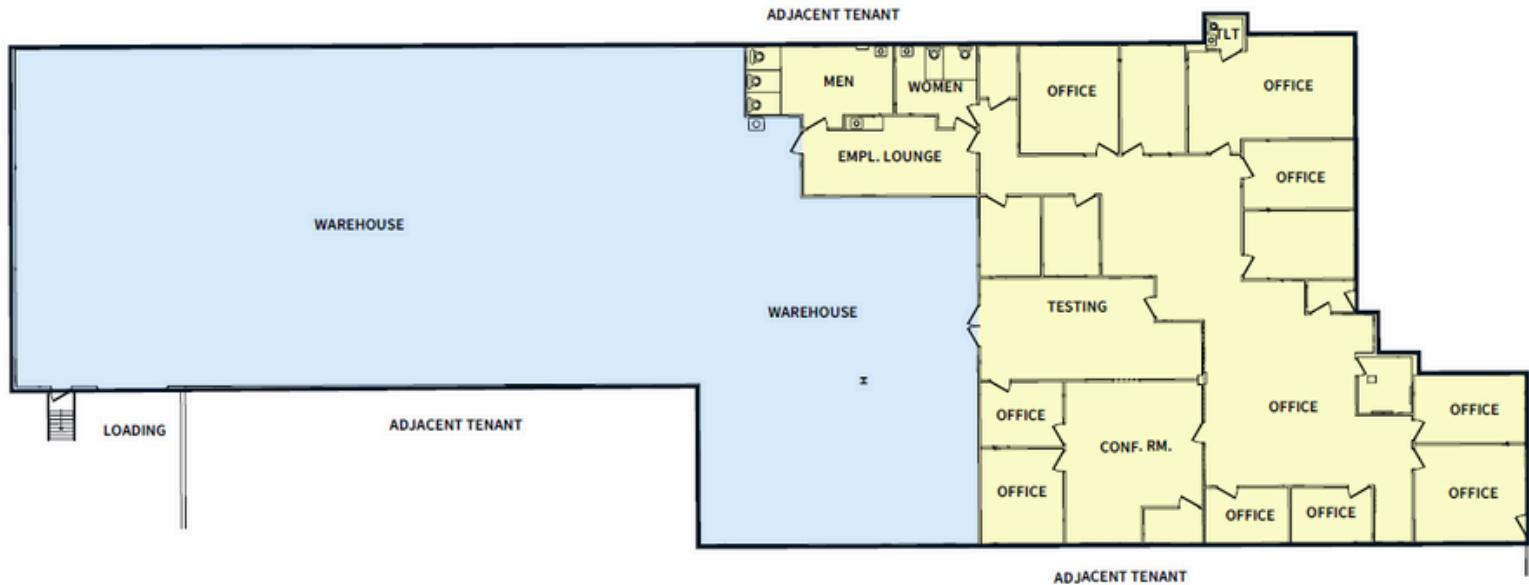


Note: Property has Route 17S frontage.

**±13,100 SF**  
**Industrial space - For lease**

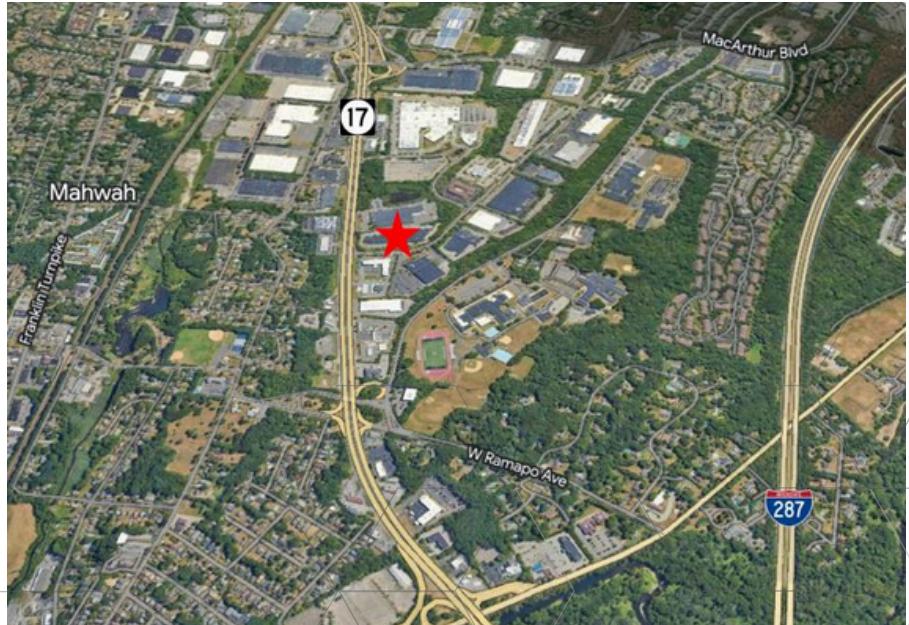


## Floor Plan



## 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



## Howard Weinberg, SIOR

Broker-Salesperson, Managing Director,  
Northeast Industrial Region  
+1 973 829 4727  
howard.weinberg@jll.com