

16 McKee Drive Mahwah, NJ

22,925 - 108,103 SF Divisible Industrial/Flex

SUBLEASE



327 CAR
PARKING



HEAVY
PARKING

Located just off
Island Road & Rt 17
near juncture of
I-287, I-87 and the
New York Thruway

Features

- 22,925 SF - 108,103 SF available
- 2,700 SF cold storage/refrigeration
- 5 - 10 drive-ins
- 327 car parking spaces
- 29 interior EV charging stations (208v) with the ability to add additional charging stations due to existing infrastructure
- 15'8" ceiling height
- 30' x 30' column spacing
- Floor drains & vehicle ventilation in place

Sublease Expiration

September 30, 2032



INQUIRE FOR PRICING





Michael G. Walters, SIOR

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Cameron Silverstein

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NAI James E. Hanson
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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Tenant Representation • Cold Storage • Investment Services

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON.

Property Information

Building Size: 108,103 SF

Lot Size: 6.384 Acres

Taxes: \$1.25 PSF

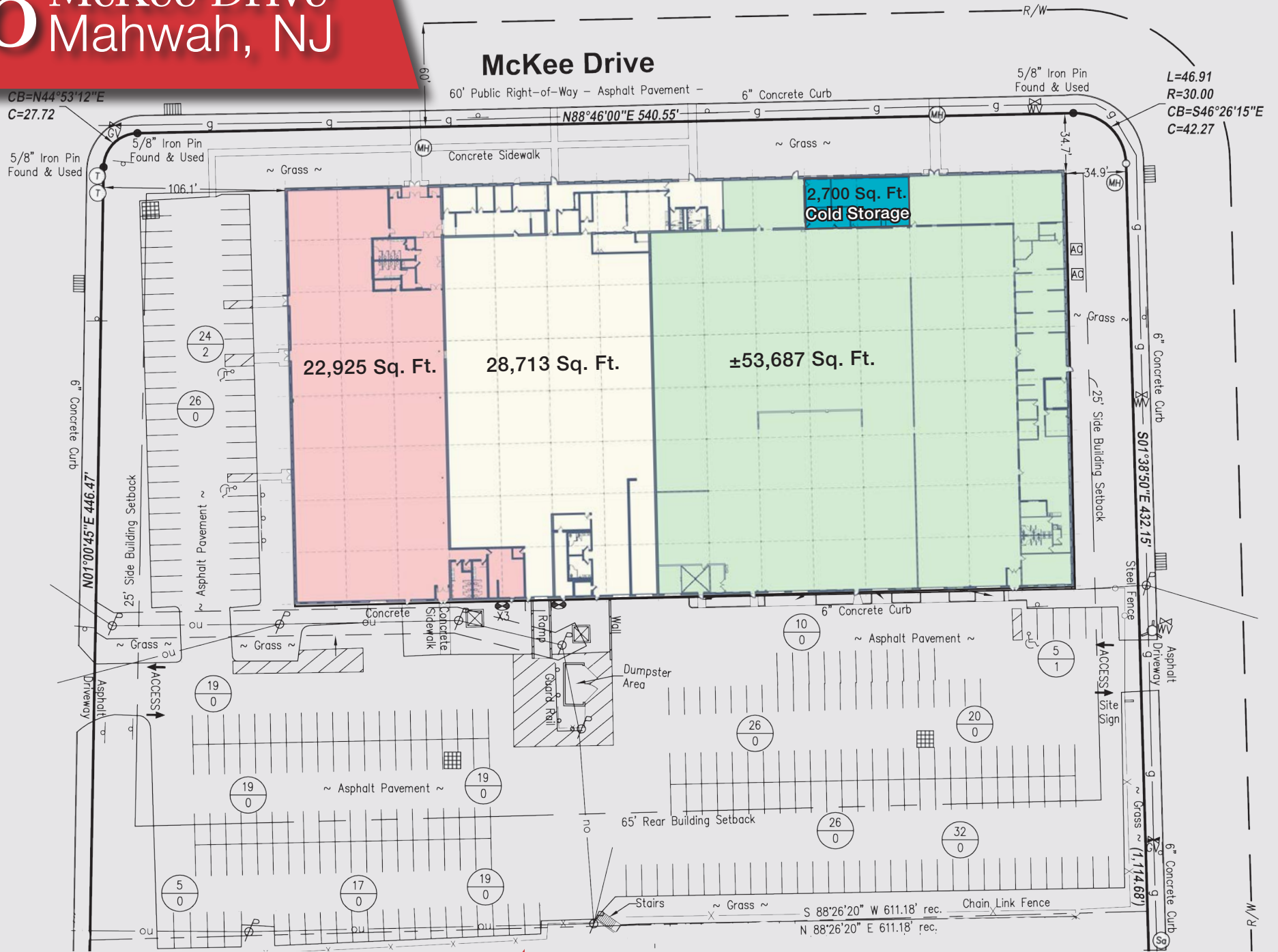
OpEx: \$1.13 PSF

Parking: 327 Spaces

List of Recent Tenant Improvements

- New outdoor lights
- 29 interior EV charging stations (208v); ability to add 15 additional charging stations at lower cost due to the existing infrastructure
- Renovated office area
- Increased interior exhaust system
- New HVAC units
- New 1,000 SF dry storage room

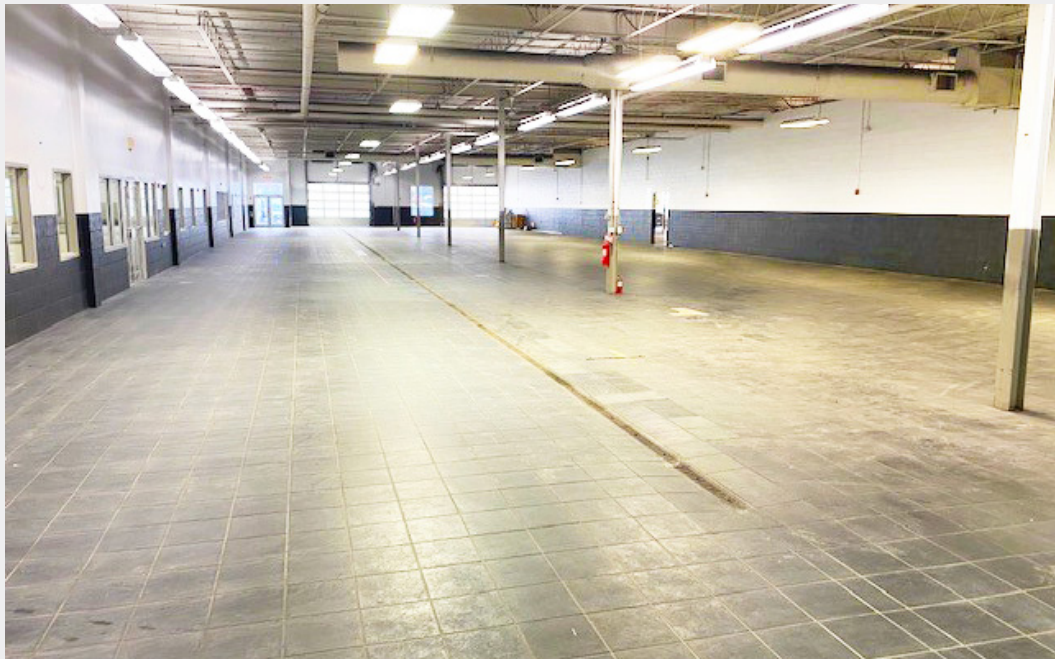
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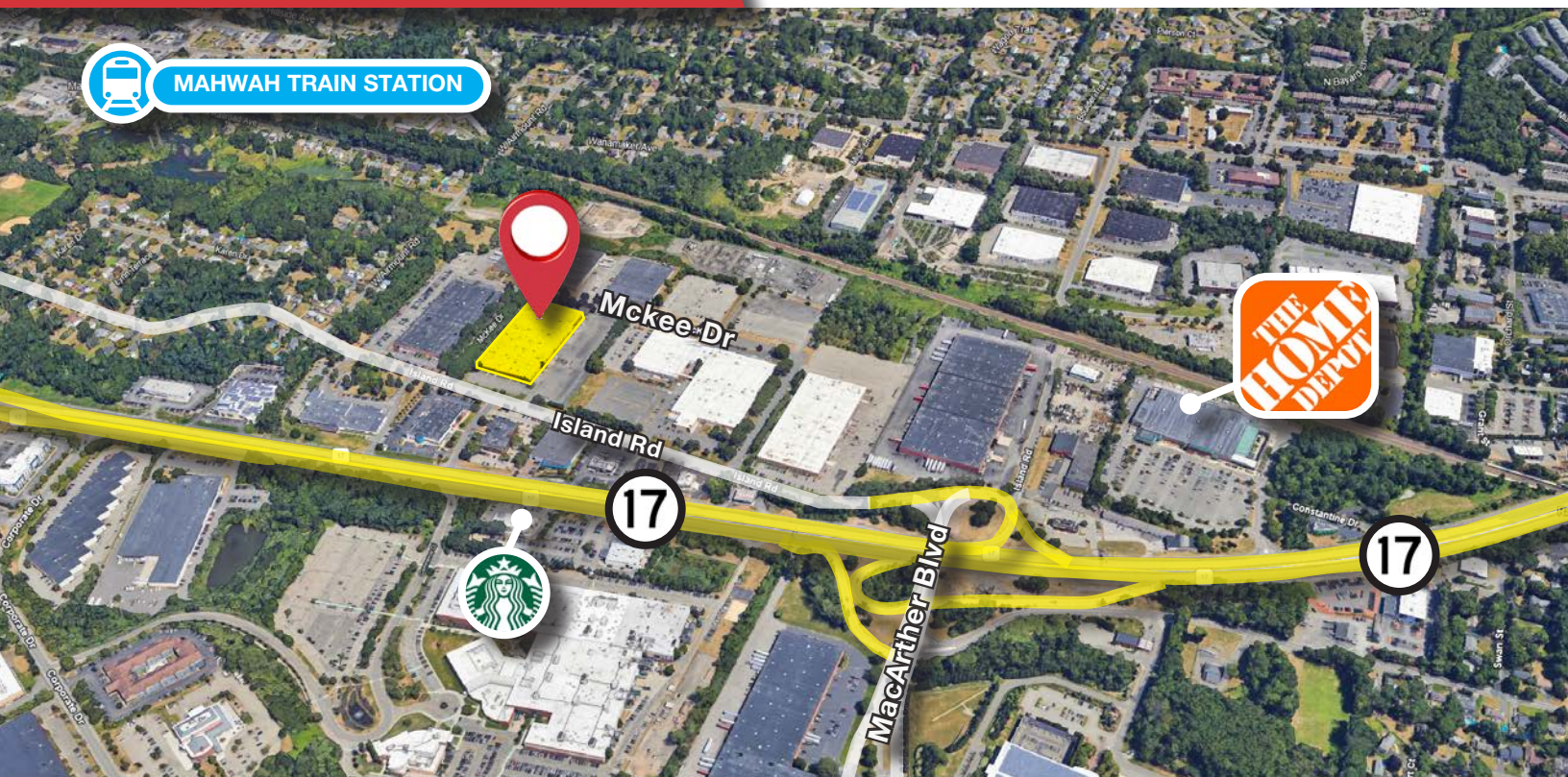
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Local & Regional MAP





Zoned GI-80 General Industry

Permitted Principal Uses:

1. Assembly or packaging of products from previously prepared materials.
2. Contractor's equipment sales and service.
3. Dance studio.
4. Distribution center.
5. Extraction or excavation operations subject to § 24-3.8f.
6. Glass and textile manufacture.
7. Instructional, karate/martial arts.
8. Lumber and building materials sales.
9. Planned industrial developments.
10. Printing plants or publishing houses.
11. Public parks, playgrounds or athletic fields.
12. Public utility buildings, telephone exchange, telegraph.
13. Research laboratories.
14. Self-storage facilities.
15. Solar energy systems.
16. Tool, die and pattern making, other machine shop operations.
17. Truck terminals.
18. United States Post Office.
19. Warehouse and/or distribution facility.
20. Wholesale business storage and warehousing.
21. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting.



Permitted Accessory Uses:

1. Electric vehicle charging stations.
2. Off-street parking and loading facilities.
3. Solar energy systems

Conditional Uses:

1. Essential services subject to § 24-7.1.
2. Fitness and health clubs subject to § 24-7.11a.
3. Health and Wellness Centers, subject to § 24-7.12.
4. Limited industrial uses subject to § 24-7.14.
5. Motor vehicle body repair shop subject to § 24-7.3.
6. Places of assembly subject to § 24-7.4.
7. Service stations subject to § 24-7.9.
8. Health and Wellness Centers, subject to § 24-7.12.

▣Area, Bulk & Yard Requirements: ▣

Minimum Area Requirements

Lot Area: 80,000 SF

Lot Width: 200'

Lot Depth: 300'

Maximum Bulk Requirements

Improved Lot Coverage: 80%

Lot Coverage: 40%

Building Height Principal

Feet: 40' Story: 3

Minimum Yard Requirements

Front Yard: 50'

Side Yard

One: 25' Both: 50'

Rear Yard: 65'

Side Yard Requirements in the G180 Zone

No building or group of attached buildings shall have an aggregate front building wall in excess of seventy-five (75%) percent of the actual lot width in the G180 Zone.

[Click to view full zoning information](#)



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