

16 McKee Drive Mahwah, NJ

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

LEASE
SUBLEASE

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 40' column spacing
- Floor drains & vehicle ventilation in place

Sublease Expiration

September 30, 2032

HEAVY PARKING



INQUIRE FOR PRICING





Michael G. Walters, SIOR

201 488 5800 x143 | mwalters@naihanson.com

Cameron Silverstein

201 488 5800 x115 | csilverstein@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!     | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • 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

16 McKee Drive Mahwah, NJ



16 McKee Drive Mahwah, NJ



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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.

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 § 247.4.
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	Maximum Bulk Requirements	Minimum Yard Requirements
Lot Area: 80,000 SF	Improved Lot Coverage: 80%	Front Yard: 50'
Lot Width: 200'	Lot Coverage: 40%	Side Yard
Lot Depth: 300'	Building Height Principal	One: 25' Both: 50'
	Feet: 40' Story: 3	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](#)



16 McKee Drive
Mahwah, NJ

INQUIRE FOR PRICING

Michael G. Walters, SIOR

201 488 5800 x143 | mwalters@naihanson.com

Cameron Silverstein

201 488 5800 x115 | csilverstein@naihanson.com