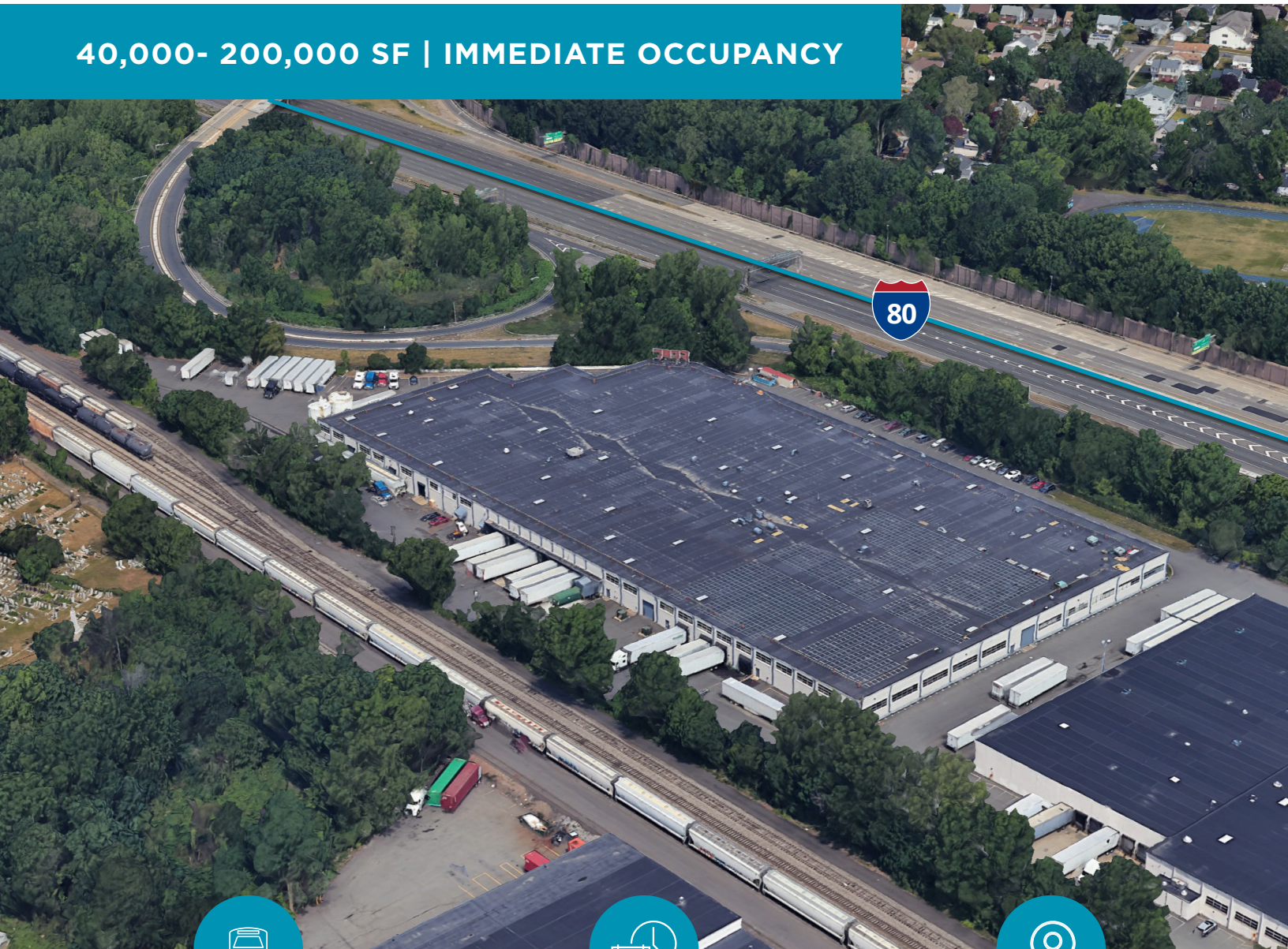


# 301 MAYHILL STREET

SADDLE BROOK, NEW JERSEY | **FOR SUBLEASE**

40,000- 200,000 SF | IMMEDIATE OCCUPANCY



**ACTIVE RAIL SERVED &  
UP TO 10 RAIL SPOTS**



**SUBLEASE TERM:  
THRU MAY 31, 2027**



**DIRECTLY OFF OF  
INTERSTATE 80**



ACTIVE RAIL



ABUNDANT CAR + TRAILER PARKING



## PROPERTY OVERVIEW

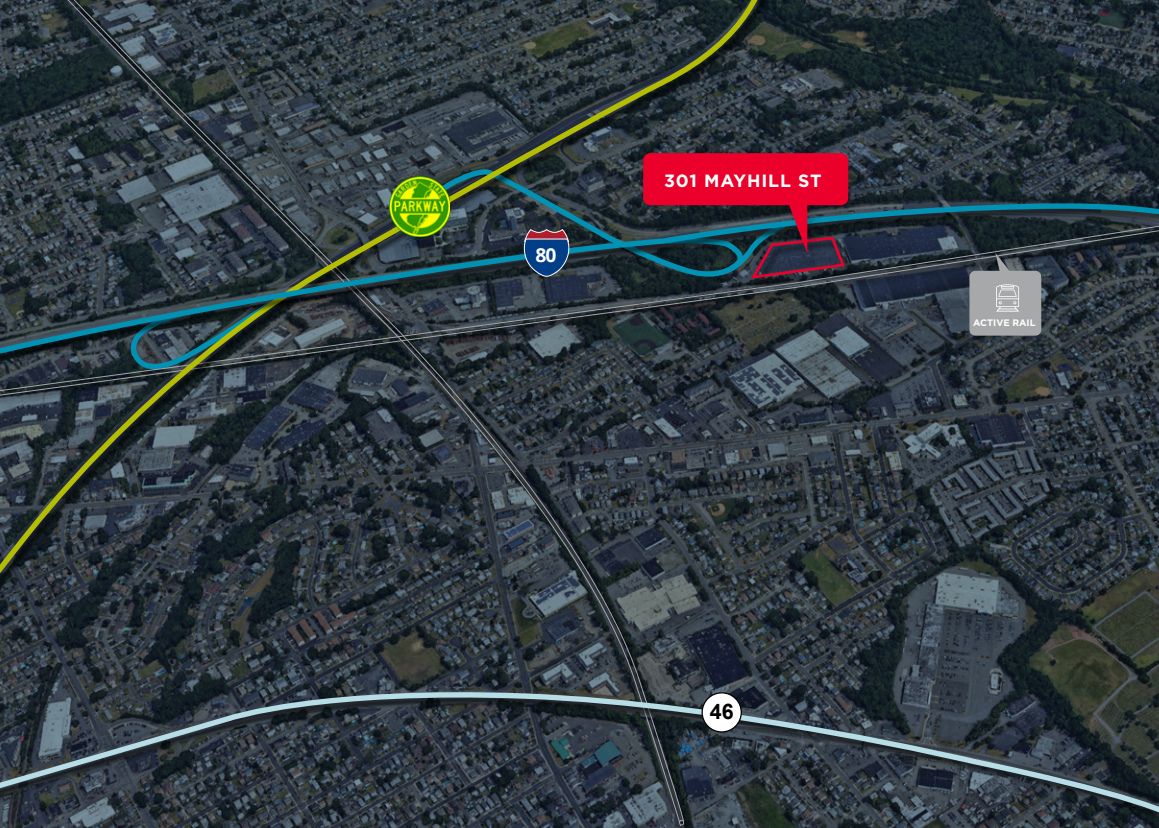
|                       |                                     |                       |                                      |
|-----------------------|-------------------------------------|-----------------------|--------------------------------------|
| <b>Building Size</b>  | 40,000 - 200,000 SF                 | <b>Power</b>          | 3200 Amps<br>460/265 volts, 3 phases |
| <b>Office Size</b>    | 5,000 SF                            | <b>Sprinkler</b>      | Wet                                  |
| <b>Year Built</b>     | 1970                                | <b>Column Spacing</b> | 30' x 40'                            |
| <b>Acreage</b>        | 12.61 Acres                         | <b>Clear Height</b>   | 18'                                  |
| <b>Loading Docks</b>  | 14 Docks                            | <b>Taxes</b>          | \$2.66 PSF                           |
| <b>Drive-In Doors</b> | 4 Drive-In                          | <b>CAM</b>            | \$0.53 PSF                           |
| <b>Rail Doors</b>     | 2 Rail Doors<br>Up to 10 Rail spots | <b>Sublease Term</b>  | Thru May 31, 2027                    |
| <b>Parking</b>        | 149 Car   33 Trailer                |                       |                                      |

# EXCELLENT HIGHWAY CONNECTIVITY

A premier Saddle Brook location that is directly off of Interstate 80 and Garden State Parkway. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

|                       |        |
|-----------------------|--------|
| Interstate 80         | 0.8 mi |
| Garden State Parkway  | 1 mi   |
| Route 46              | 1.4 mi |
| Route 17              | 1.5 mi |
| NJ Turnpike Exit 70   | 5.5 mi |
| GW Bridge             | 9.5 mi |
| Newark Airport        | 22 mi  |
| Port Newark/Elizabeth | 23 mi  |





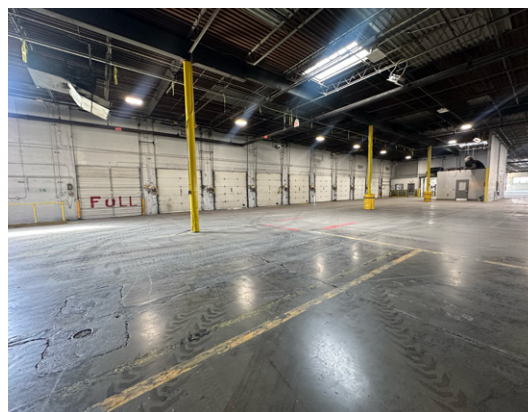
**25 Minutes**  
to Newark Airport



**30 Minutes**  
to Port of Newark



**25 Minutes**  
to Midtown NYC



# CONTACT US

FOR MORE INFORMATION

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