



# 46 MEADOWLANDS PARKWAY

SECAUCUS, NJ

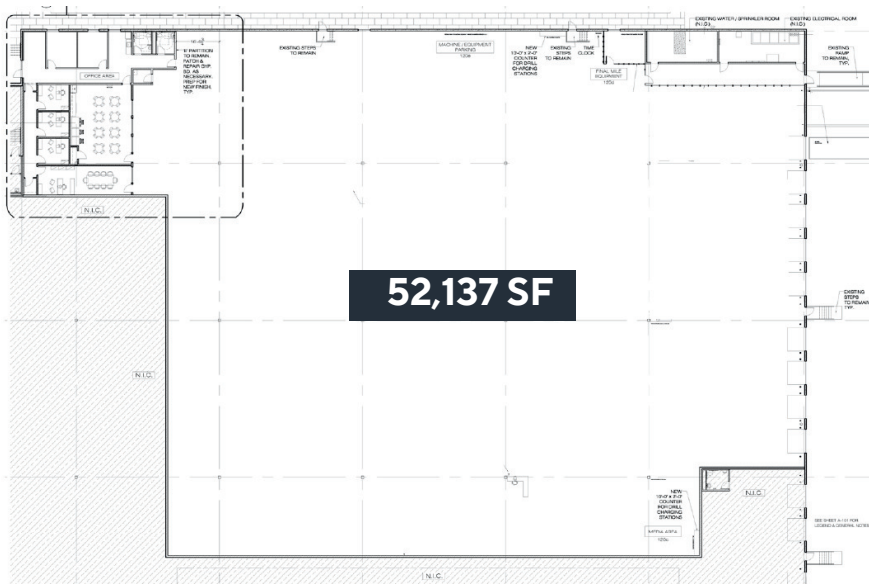
INDUSTRIAL  
SPACE

**52,137 SF**

OFFICE

**3,000 SF**

Sublease Term through January 2026



## SUBLEASE OVERVIEW

Industrial facility located in the premier Meadowlands submarket.

- 9 loading docks & 1 drive-in door
- 36' ceiling height
- 46 car parking
- 9 trailer parking
- 400 amp/480V (LP4) - separate meter
- ESFR sprinkler
- LED lighting
- Fully demised unit

**MICHAEL MARKEY**  
Executive Vice President  
732 807 0335  
mike.markey@colliers.com  
Broker Salesperson

**JONATHAN TESSER**  
Executive Vice President  
732 807 0336  
jon.tesser@colliers.com  
Broker Salesperson

**TROY SKIBITSKY**  
Vice President  
732 807 0334  
troy.skibitsky@colliers.com  
Salesperson

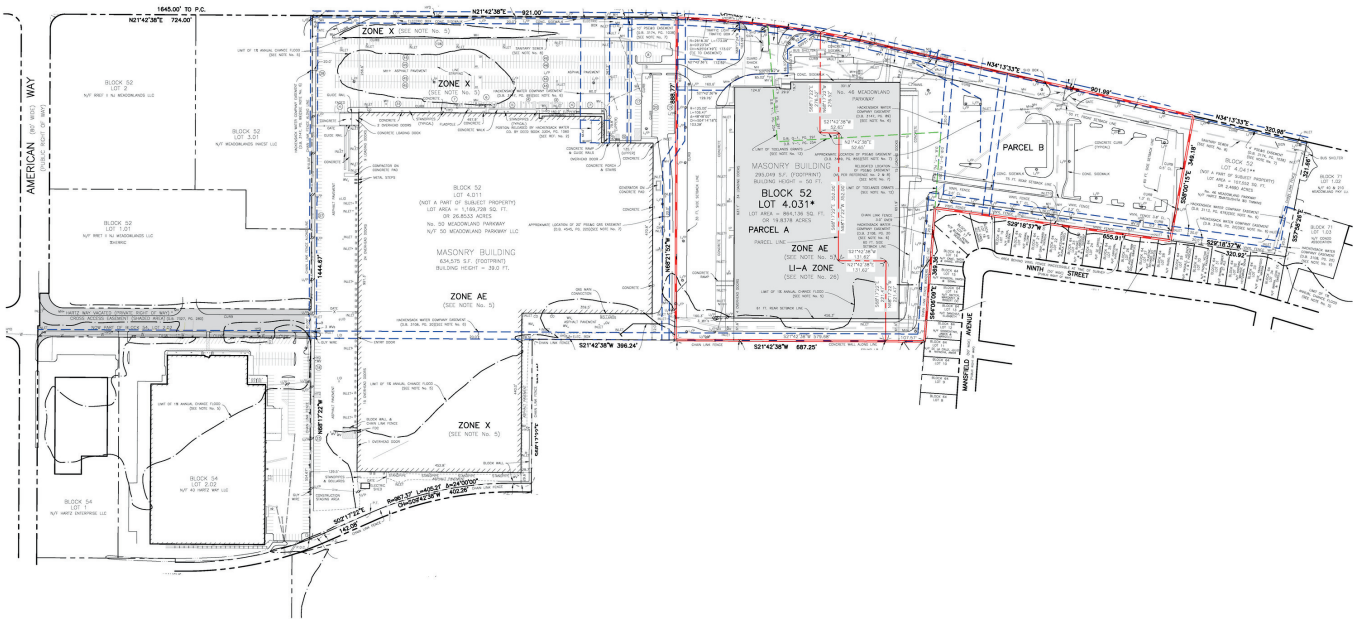
**TJ CALDERONE**  
Senior Associate  
732 734 0395  
tj.calderone@colliers.com  
Salesperson





APPROX. DRIVE TIMES/MILES		
Route 3	2 min	0.9 miles
New Jersey Turnpike	5 min	2.9 miles
Route 80	12 min	9 miles
Newark Liberty Airport	16 min	11.3 miles
George Washington Bridge	18 min	12.5 miles

# PROPERTY SITE PLAN



**COLLIERS INTERNATIONAL NJ LLC**  
 10 WOODBRIDGE CENTER DRIVE, SUITE 1010  
 WOODBRIDGE, NJ 07095  
 732 807 0400

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