

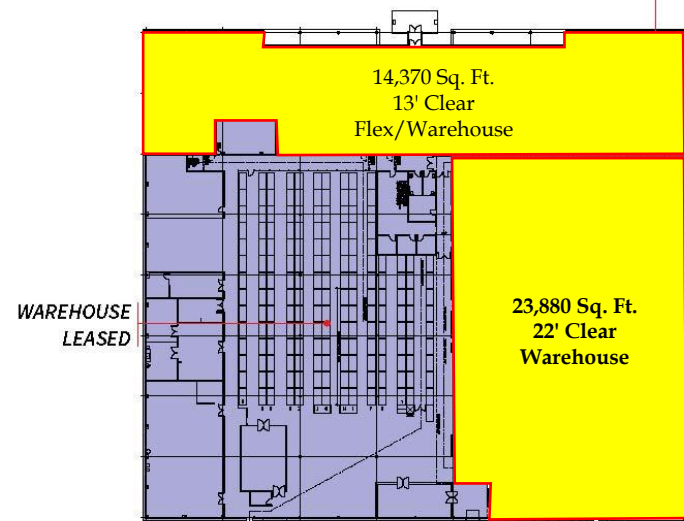
# 1300 MACARTHUR BLVD MAHWAH, NJ

# AVAILABLE 56,725 Sq. Ft.

**AT INTERCHANGE OF ROUTE 17, I-287 & I-87**



- ◆ 18,475 Sq. Ft. OFFICES
- ◆ 23,880 Sq. Ft. WAREHOUSE (22' CLEAR CH)  
14,370 Sq. Ft. WAREHOUSE (13' CLEAR CH)
- ◆ 3 LOADING DOCKS
- ◆ AMPLE CAR PARKING ON-SITE
- ◆ 100% AIR-CONDITIONED AVAILABLE



**UNITED**  
**REALTY ADVISORS, LLC**  
LICENSED REAL ESTATE BROKERS

**MARK TANNEN**  
**201 - 913 - 2075**  
**MARK@URA-NJ.COM**

**JOHN FRIEDLAND**  
**201 - 981 - 2745**  
**JOHN@URA-NJ.COM**

No warranty or representation, express or implied is made as to the accuracy of the information, including zoning, environmental, structural and sprinkler matters, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principal. Prospective purchasers/tenants are urged to conduct whatever investigation they, their attorneys and advisors deem necessary about the property, including but not limited to the above items.

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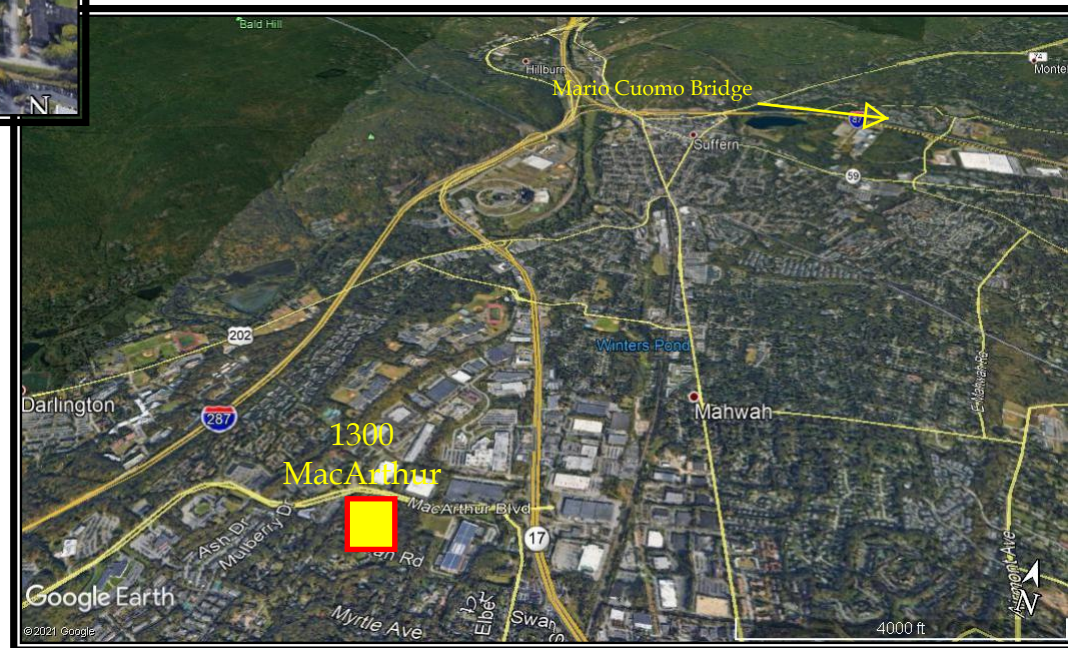


- ◆ ZONING: IP 120
- ◆ 3 EXTERIOR DOCKS
- ◆ AMPLE CAR PARKING ON-SITE
- ◆ FLEX/WAREHOUSE 13'/22' CLEAR HEIGHT
- ◆ 100% AIR-CONDITIONED AVAILABLE

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