

FOR SUBLEASE

59 Route 17 South

Allendale, NJ

High-end Flex Space

- 60,000 SF Building
- Fully Furnished
- Single-Tenanted



Accelerating success.

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**Colliers International NJ**

20 Waterview Boulevard

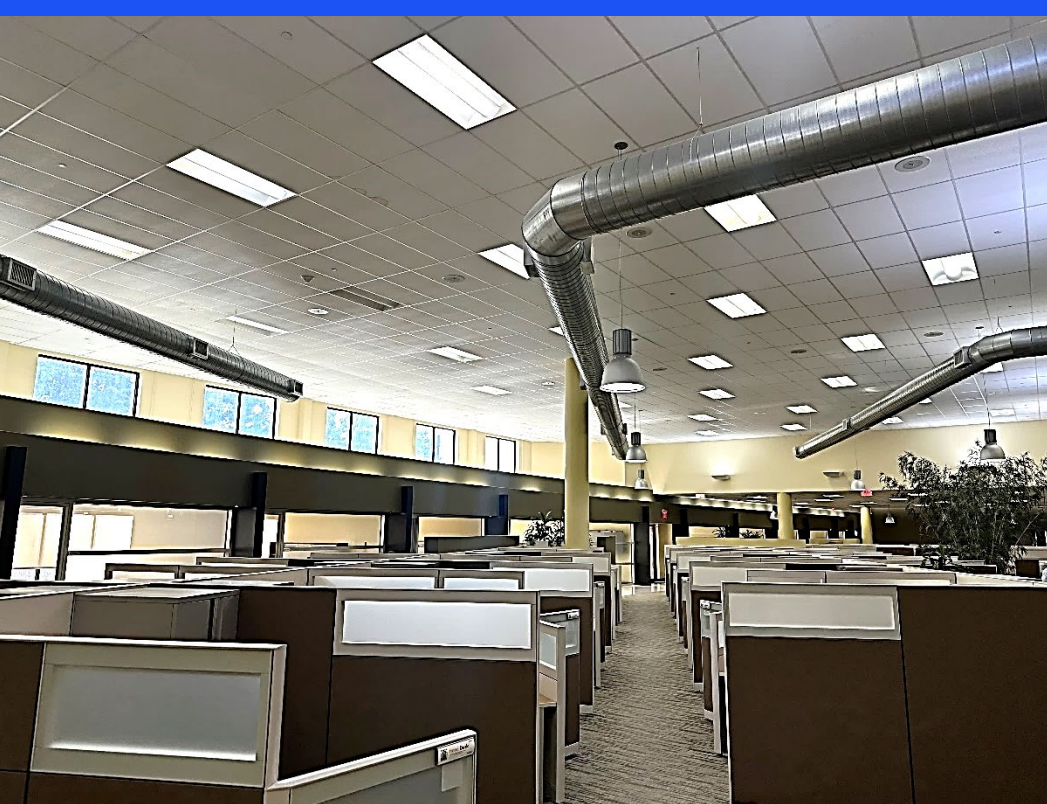
Suite 310

Parsippany, NJ 07054

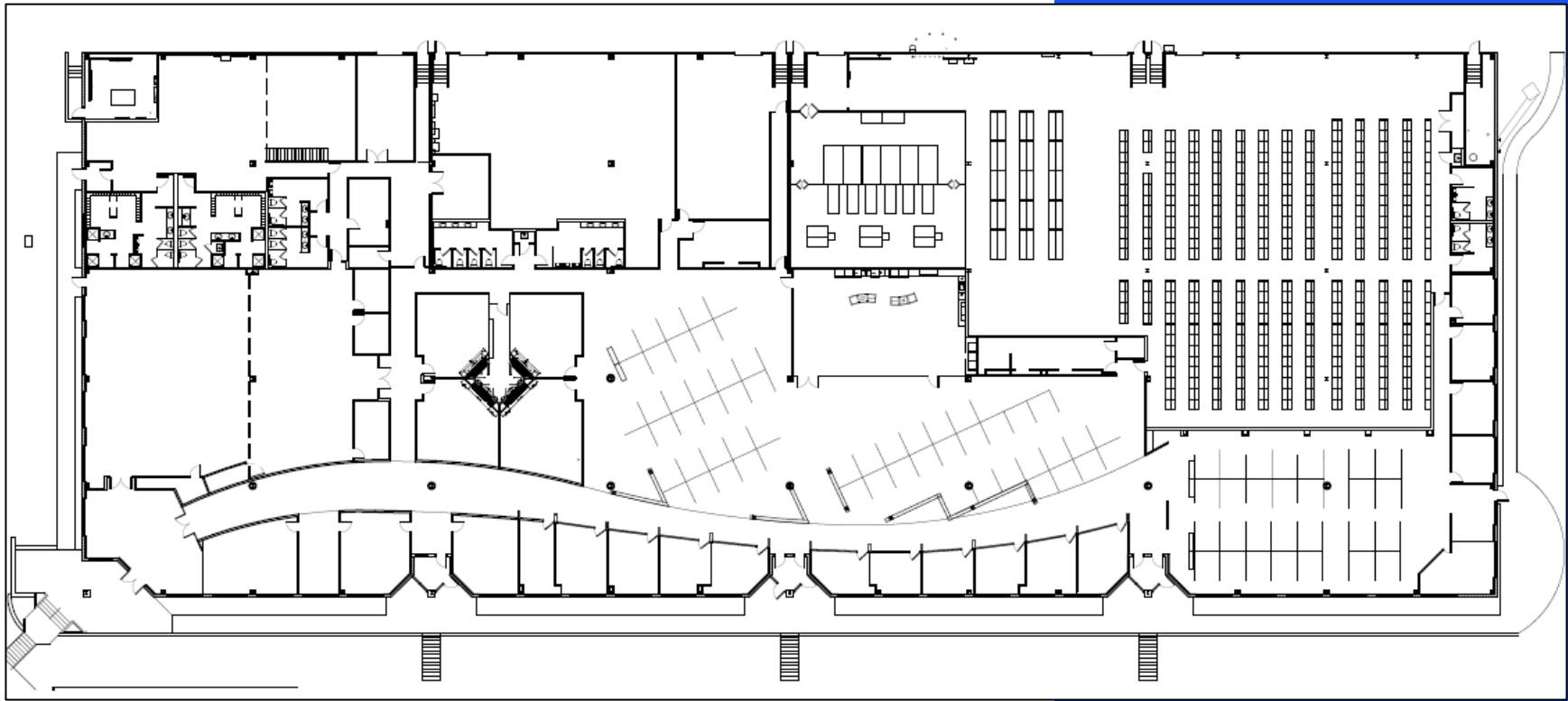
Main: +1 973 299 3000

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## Property Overview

The building is located in Allendale Park for all types of business uses, and provides a blend of space, hi-tech and light industrial units providing the flexibility for expansion.

Located on Rt 17; approximately 1/4 mile north of the 4-way interchange at Rt 17 and Allendale Avenue; 3 miles to Garden State Parkway; 7 miles to N.Y. Thruway; 6 miles to Rt 287; 7 miles to Rt 4; 10 miles to Rt 80. Parkways and Thruways afford direct access to Manhattan via George Washington Bridge and Lincoln Tunnel, and to Westchester and New England via the Tappan Zee Bridge. Excellent access to all local streets via Boroline Road.

## Key Highlights

- Fully Furnished
- Six (6) Loading Docks
- 18' Clear Heights
- Lease Expiration Date – December 31, 2026

**Colliers**

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**Sam Horowitz**

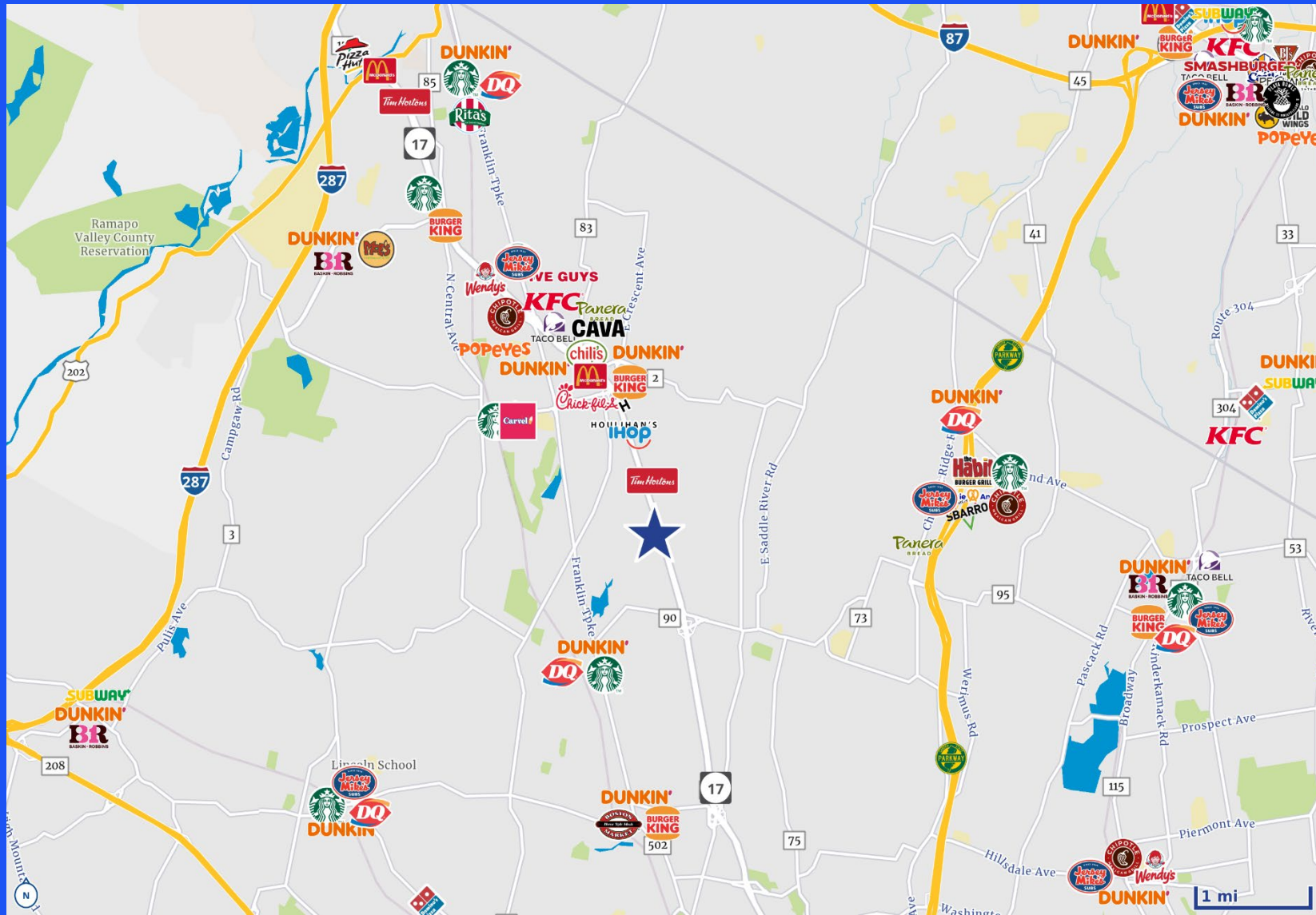
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