

200,000 SF WAREHOUSE WITH ACTIVE RAIL FOR LEASE



301

MAYHILL STREET

SADDLE BROOK, NEW JERSEY

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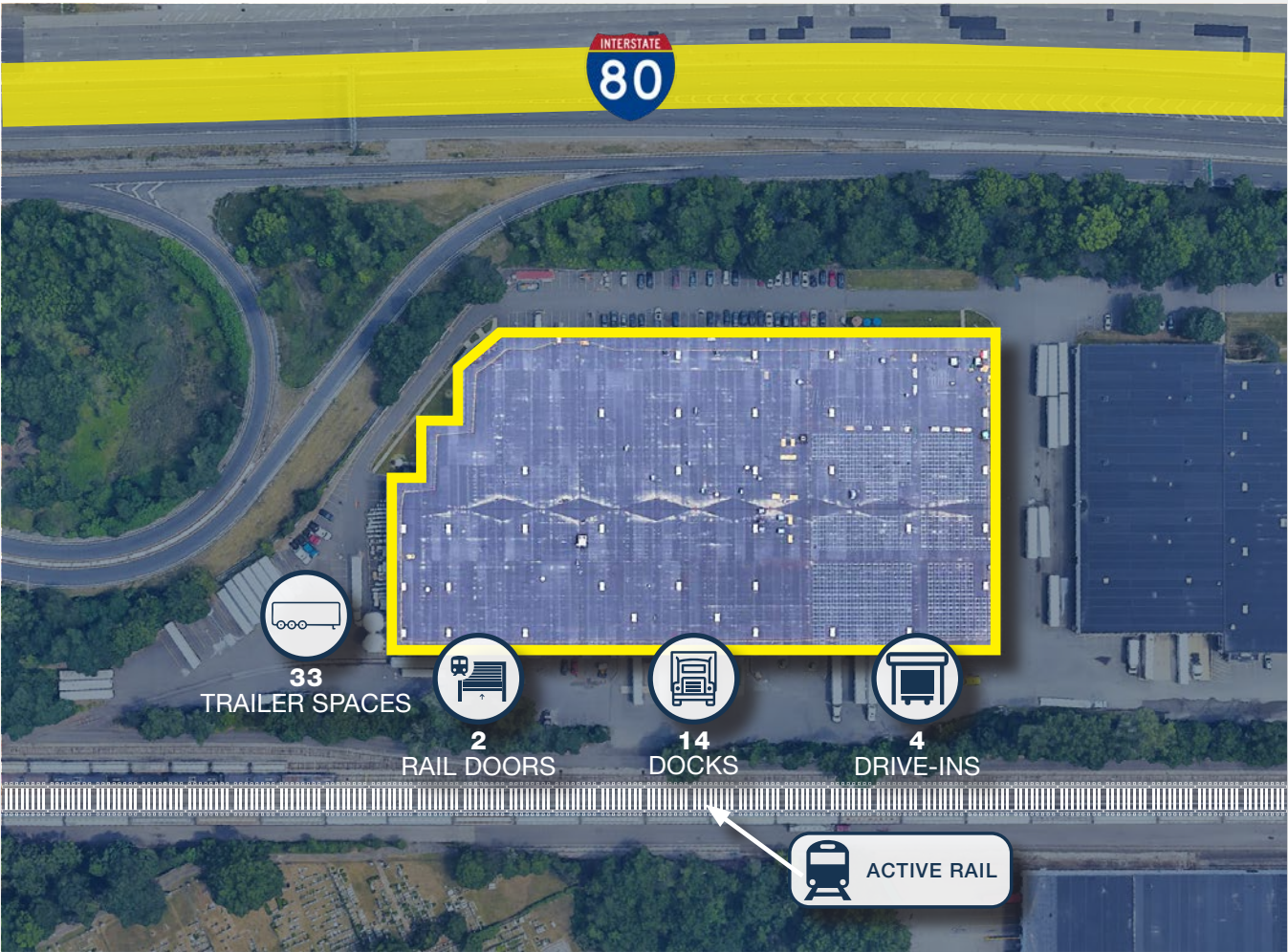
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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Tenant Representation • Cold Storage • Investment Services

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PROPERTY OVERVIEW



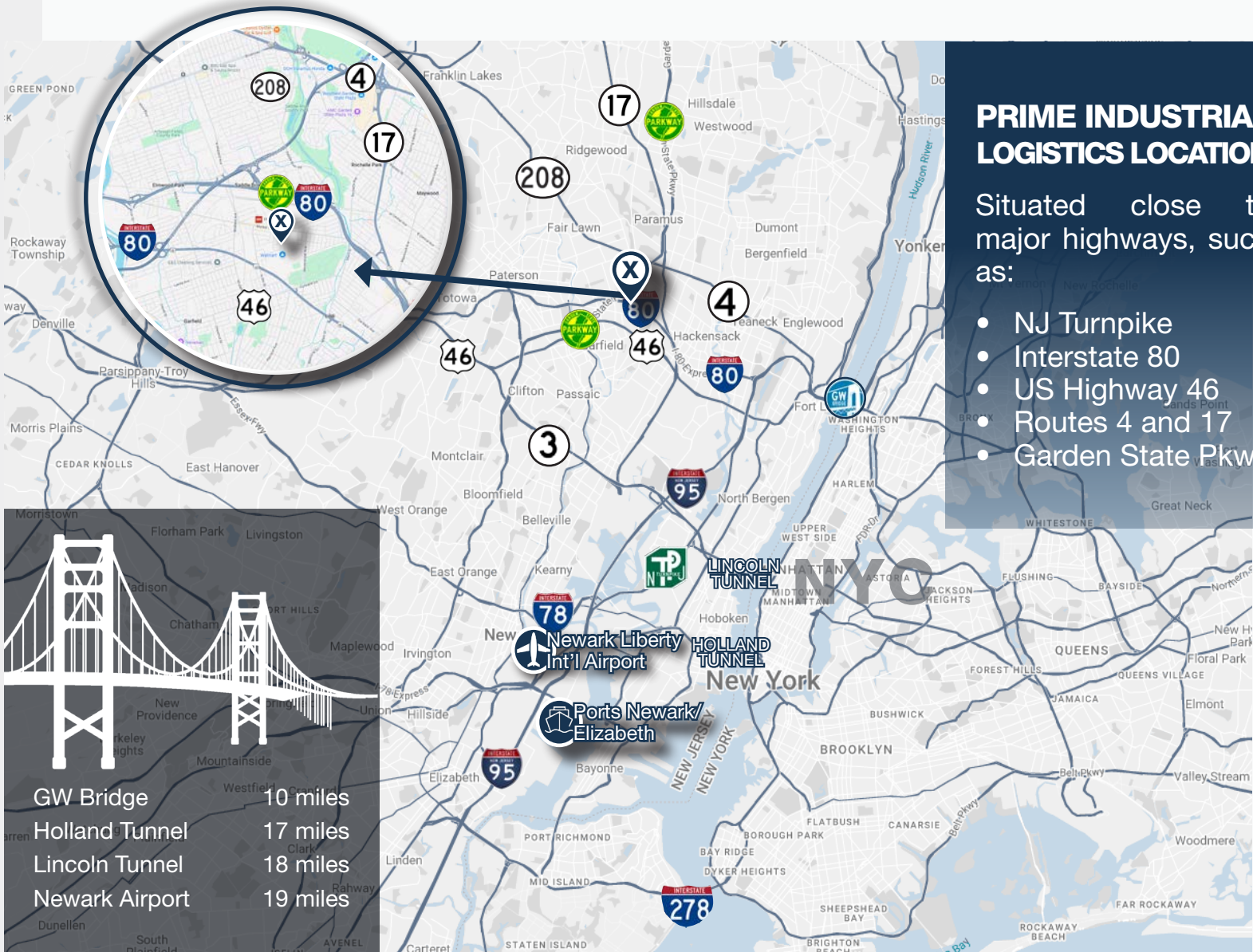
BUILDING SIZE	200,000 SF
OFFICE SIZE	8,000 SF
YEAR BUILT	1970
LAND SIZE	12.61 AC
LOADING DOCKS	14
DRIVE-IN DOORS	4
RAIL DOORS	2
CAR PARKING	149
TRAILER PARKING	33

POWER	3,200 Amps
	460/265 VOLTS, 3-Phases
SPRINKLER	Wet
COLUMN SPACING	30' x 40'
CEILING HEIGHT	18' Clear
TAXES (PSF)	\$2.94 (2023)
OPEX (PSF)	\$0.54 (2023)

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PRIME INDUSTRIAL LOGISTICS LOCATION

Situated close to major highways, such as:

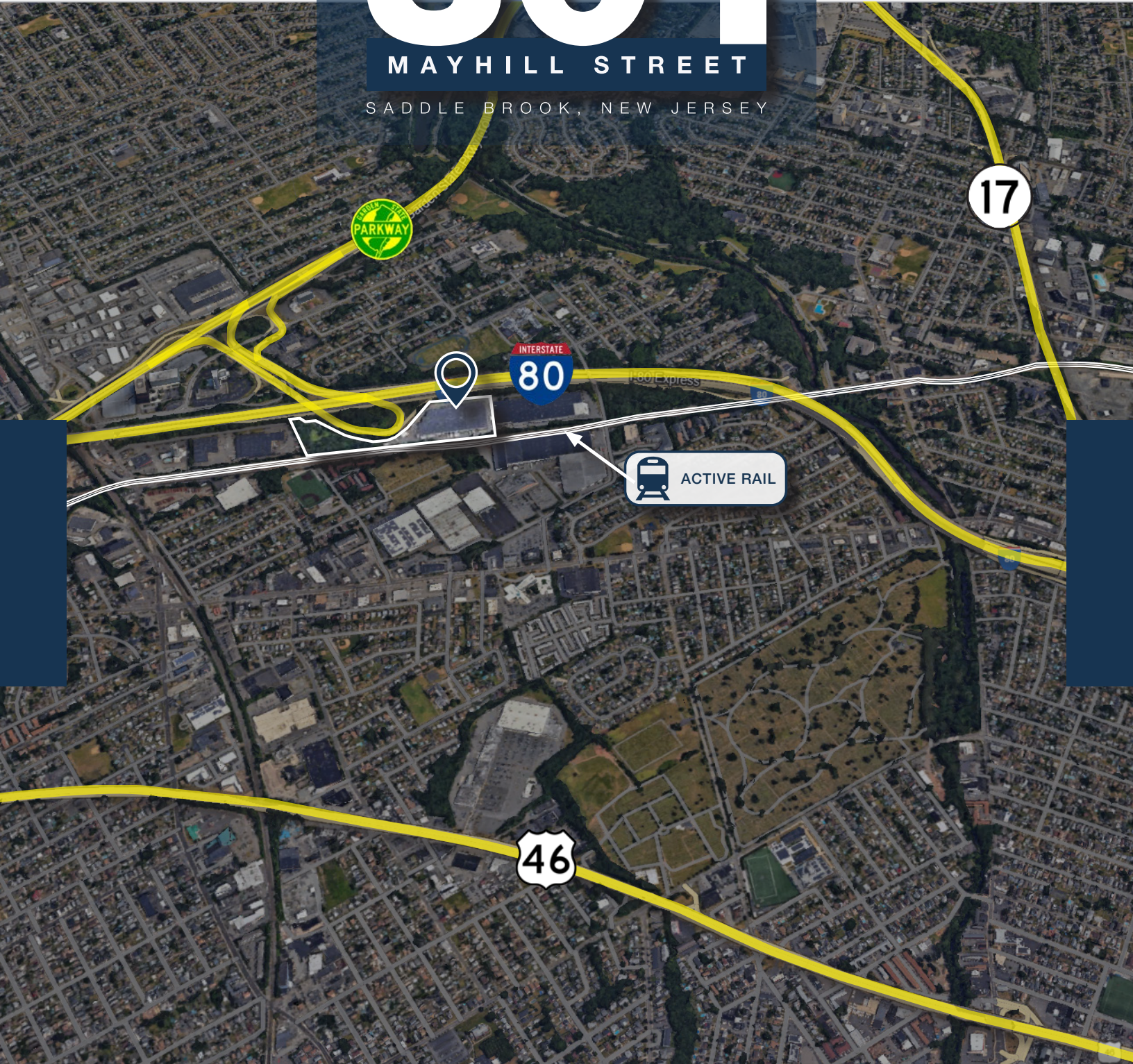
- NJ Turnpike
- Interstate 80
- US Highway 46
- Routes 4 and 17
- Garden State Pkwy

Where **Location** Meets
Logistics Efficiency

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