

WAREHOUSE

FOR SUBLEASE



15,531 SF
Available Unit

PREMIER LOCATION



6 Pearl Court, Unit J
Allendale, New Jersey

15,531 SF AVAILABLE

SUBLEASE THROUGH 1/31/2029



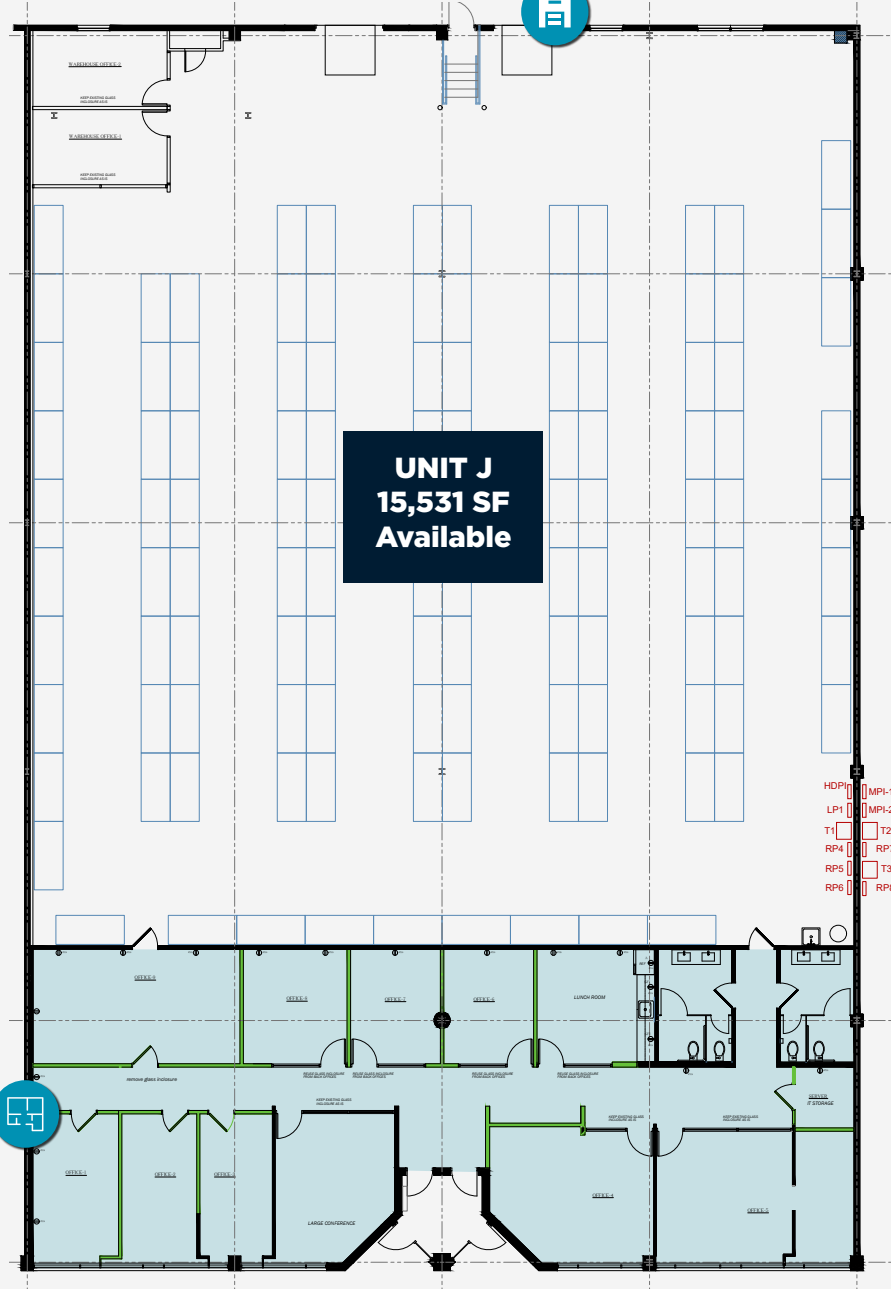
Small Bay Unit



Temp Controlled
Warehouse



2 LOADING DOCKS



UNIT J
15,531 SF
Available

4,773 SF OFFICE



- HDP1
- LP1
- T1
- RP4
- RP5
- RP6
- MPI-1
- MPI-2
- T2
- RP7
- T3
- RP8

PROPERTY OVERVIEW



Temperature Controlled



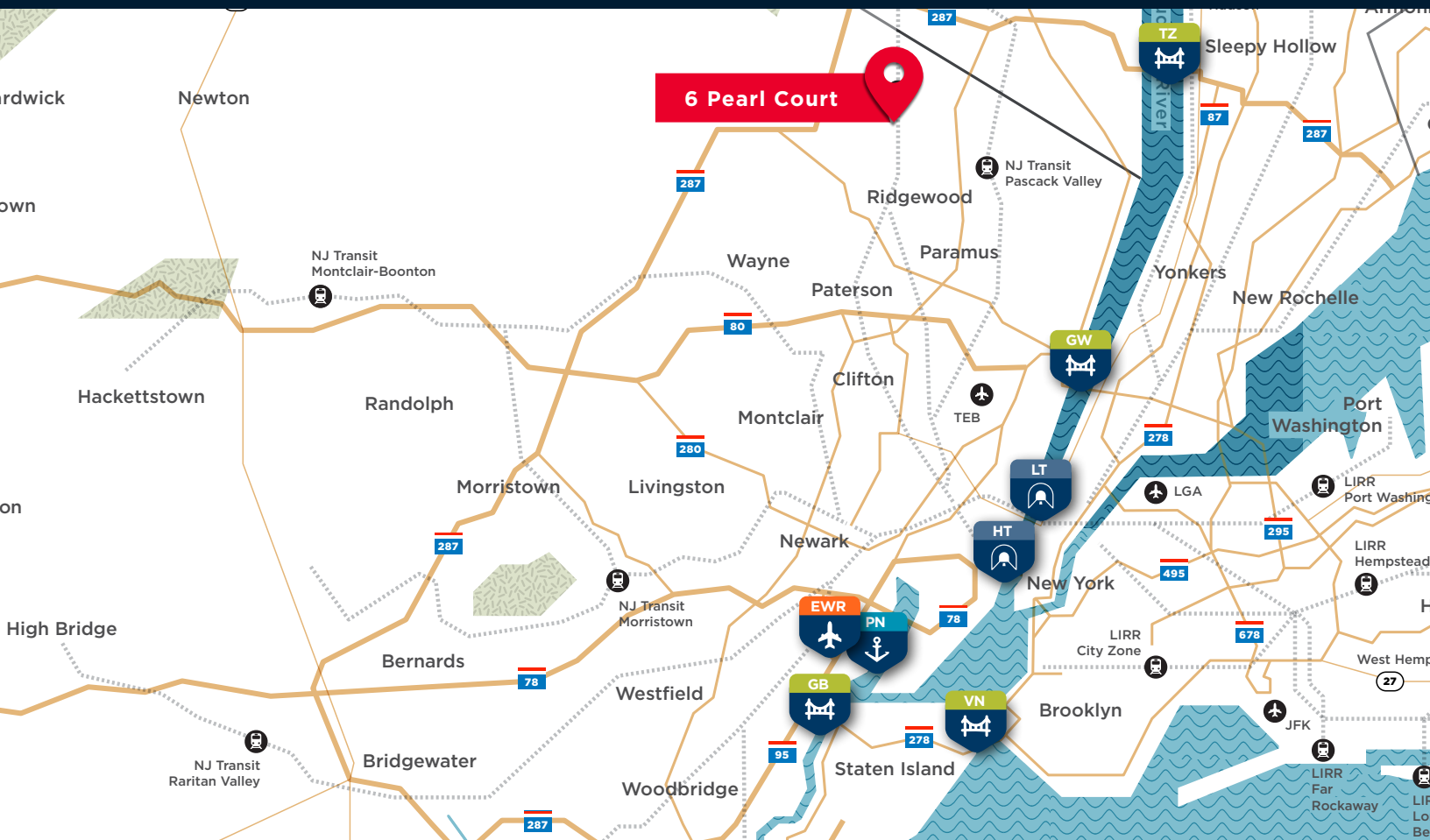
Sublease Terms:
Through 1/31/2029

Available SF	15,531 SF Unit
Office	4,773 SF
Year Built	1980
Loading	2 Loading Docks
Car Parking	20 Spaces
Clear Height	18'
Sprinkler	Wet

PREMIER LOCATION

A premier Allendale location that is directly off of Route 17 and I-287. 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.

Route 17	0.2 mi
Interstate 287	7.5 mi
Garden State Parkway	5 mi
Tappan Zee Bridge	16 mi
GW Bridge	17 mi
Newark Airport	28 mi
Port Newark/Elizabeth	34 mi



35 Minutes
to Newark Airport



40 Minutes
to Port of Newark



35 Minutes
to Midtown NYC





6 PEARL COURT
ALLENDALE, NJ

CONTACT US

Jeff Volpi

Senior Director

+1 201 736 8381

jeff.volpi@cushwake.com

TJ Calderone

Senior Associate

+1 201 669 9248

tj.calderone@cushwake.com

Mindy Lissner, SIOR

Vice Chair

+1 732 261 6319

mindy.lissner@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, 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 PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

