



LEE & ASSOCIATES

FLEX PROPERTY FOR SUBLEASE

17-01 Pollitt Drive, Fair Lawn, NJ 07410

9,321 SF



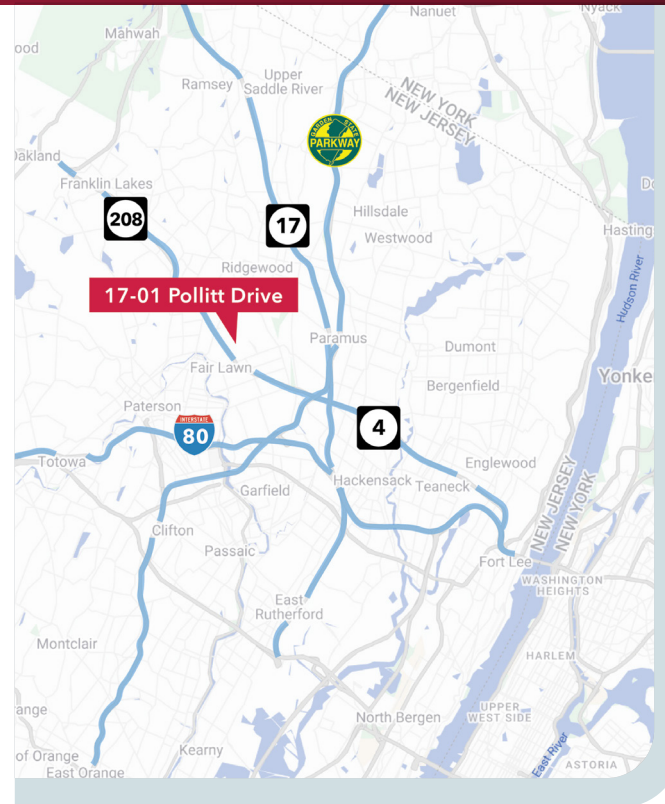
IDEAL USES: LIGHT MANUFACTURING | ASSEMBLY | WAREHOUSING | R & D | FLEX OFFICE

PROPERTY OVERVIEW

BUILDING SF:	105,350 SF
AVAILABLE SF:	9,321 SF
OFFICE SF:	440 SF
RENTAL RATE:	\$15.00 PSF NNN
SUBLEASE EXPIRATION:	May 31, 2029
CEILING HEIGHT:	20'
LOADING DOCKS:	2
COMMENTS:	Able to provide access for a 54-foot truck

LOCATION AMENITIES:

- Within walking distance to restaurants, banking facilities and retail
- Within minutes of:
 - Route 208
 - Route 4
 - Route 17
 - Route 80
 - Garden State Parkway



FOR MORE
INFORMATION,
PLEASE CONTACT
EXCLUSIVE BROKERS:

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COMMERCIAL REAL ESTATE SERVICES



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PROPERTY PHOTOS



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