

# 400 CORPORATE DRIVE MAHWAH, NJ



## INDUSTRIAL BUILDING FOR LEASE

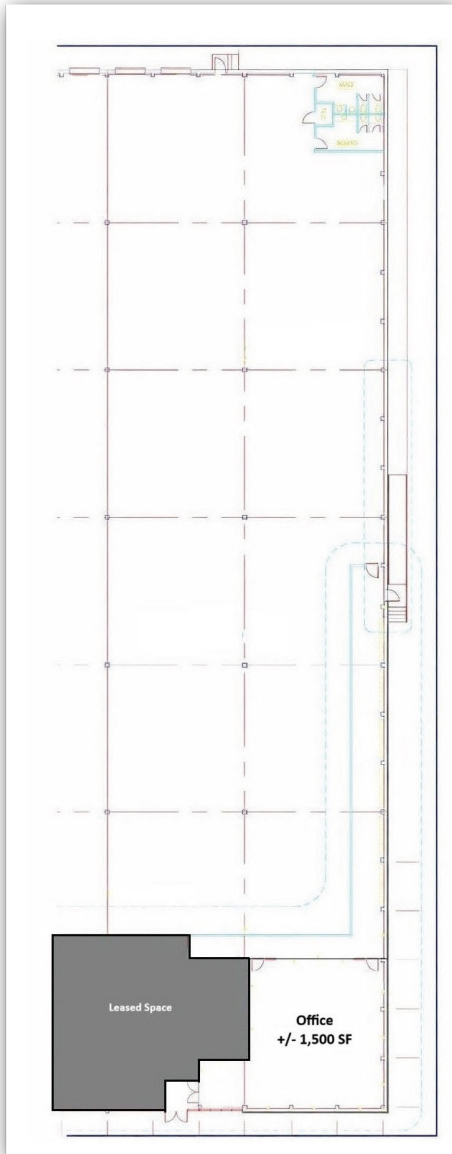


### PROPERTY SPECS:

- Available Space: 20,054 SF
- Office Space: +/- 1,500 SF
- Ceiling Height: 20' 7"
- Loading: 2 Tailgates
- Column Spacing: 41'x37'
- Car Parking: 30 Cars
- 500 KW Generator
- Lease Rate: \$15.00 PSF NNN

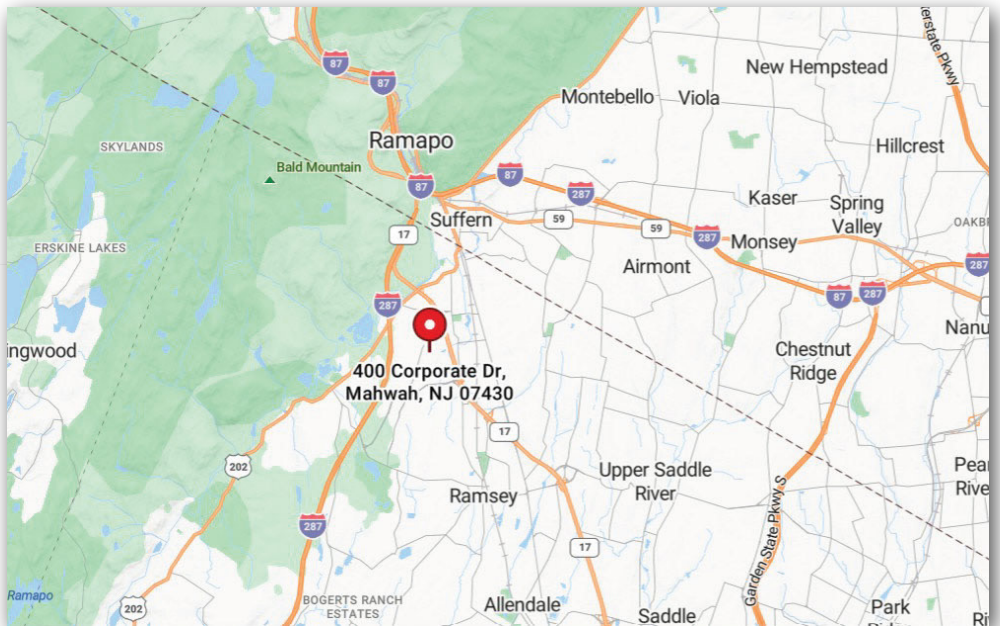
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# FLOOR PLAN:



## HIGHLIGHTS:

- Direct access to I-287 (Exit 66) and minutes to Route 17 and the Garden State Parkway
- Ideal space for distribution, logistics, and tech operations
- Backup generator
- Strong regional connectivity for NYC metro and Tri-State markets



*For more information, please contact our Office at (973) 299-0900 or our Exclusive Broker below:*

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