

38,500 SF on ±5.7 ACRES

Dual-Track Industrial Opportunity with
IOS Redevelopment Upside

500
CORPORATE DR.
MAHWAH, NEW JERSEY



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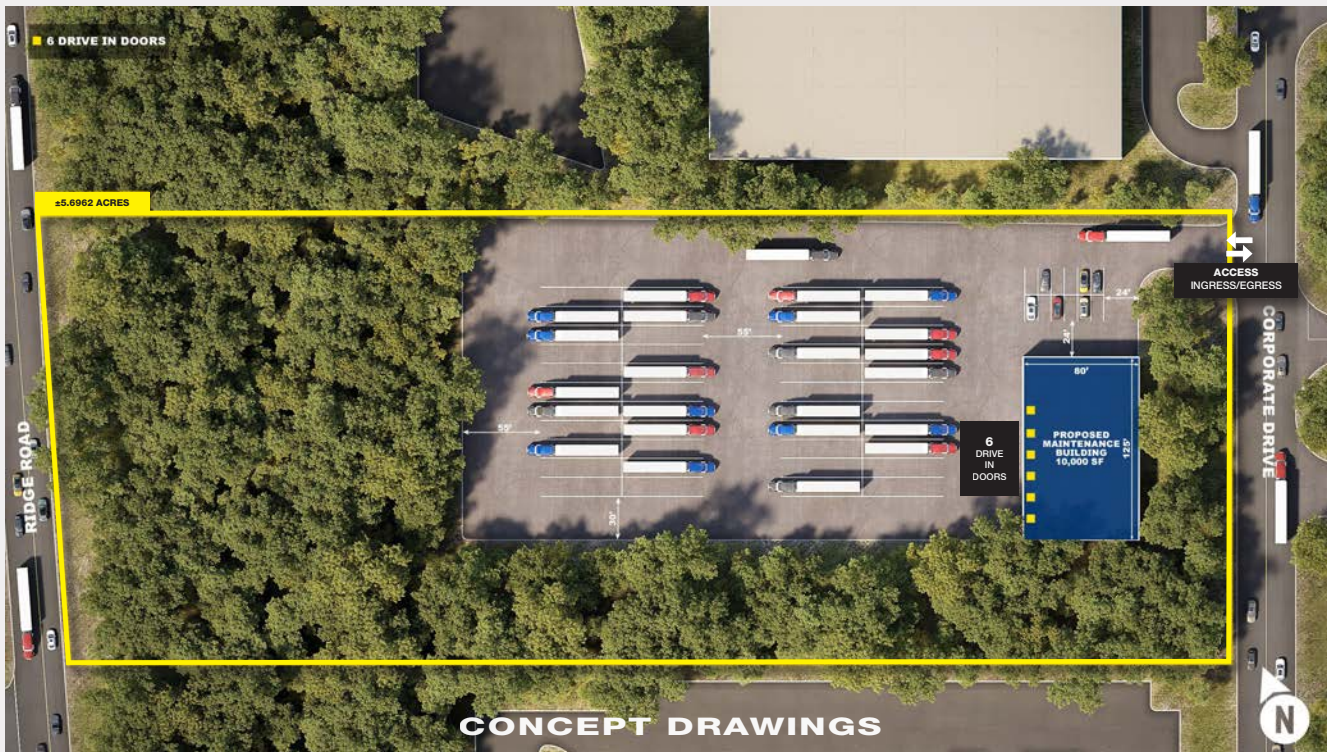
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EXISTING CONDITIONS



CONCEPT DRAWINGS

The IOS layout is a concept drawing only. It has not been approved or reviewed by Mahwah.

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PROPERTY OVERVIEW	
 YEAR BUILT	1977
 STORIES	2
 LAND AREA	5.7 Acres
 BUILDING TOTAL	38,500 SF
 WAREHOUSE SIZE	15,500 SF
 FLEX/ASSEMBLY	10,000 SF
 OFFICE SIZE	12,500 SF
 CEILING HEIGHT	16'
 LOADING DOCKS	2
 DRIVE-IN	1 (ramped)
 ZONING	IP120 (Industrial Park)

Industrial Outdoor Storage (IOS) Redevelopment Play

A rare opportunity to unlock value through industrial outdoor storage. A pending amendment to Mahwah's IP120 zoning ordinance would permit IOS as a conditional use within the zone—and the property is positioned to accommodate approximately 2.3 usable acres upon adoption. For owner/users and investors alike, this represents embedded entitlement upside in one of Northwest Bergen's most connected industrial corridors.

FLOOR PLAN

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

EXTERIOR PHOTOS

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INTERIOR PHOTOS

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DISTANCE (MILES & DRIVE TIME)	
 GOV. MARIO M. CUOMO BRIDGE	18 MI / 20 MINS
 GW BRIDGE	21 MI / 30 MINS
 LINCOLN TUNNEL	30 MI / 40 MINS
 HOLLAND TUNNEL	33 MI / 45 MINS
 MANHATTAN, NY	32 MI / 45 MINS
 NEWARK AIRPORT	38 MI / 45 MINS
 PORT NEWARK-ELIZABETH	40 MI / 50 MINS

