

600 Willow Tree Road
LEONIA, NEW JERSEY

19,485 SF
INDUSTRIAL/FLEX
SUBLEASE



Property Features

- 124,260 SF building
- 5.2 acre lot
- 19,485 SF sublease available
- 1,500 SF air-conditioned mezzanine offices
- 23' clear ceiling height
- 40' wide x 32' deep column spacing
- 1 drive-in door
- 1 tailgate
- Wet sprinkler system
- Ample on-site parking
- Minutes from I-95/Route 80/Route 4 corridor with easy access to major highways and New York City
- Sublease term through March 31, 2027

FOR MORE INFORMATION

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PROPERTY SUMMARY



Property Description

Located in the highly accessible Borough of Leonia in Bergen County, this 124,260 SF industrial/manufacturing building sits on a generous 5.2 acres and presents an excellent opportunity for both owner-users and tenants.

19,485 SF is available for sublease, offering a well-equipped, move-in ready industrial space with 23' clear ceilings, flexible bay spacing, wet sprinkler protection, tailgate and drive-in loading, plus air-conditioned mezzanine offices.

Location Description

Ideally located in one of the region's most desirable industrial-warehousing sub-markets in Leonia, NJ, the space is within easy reach of the I-95/Route 80/Route 4 corridor, and just a short drive to Newark Liberty International Airport and LaGuardia Airport—making this an ideal choice for operations that value both logistics efficiency and access to the NY/NJ metro labor market.

The surrounding neighborhood supports industrial, light manufacturing and distribution uses, delivering the kind of zoning flexibility and infrastructure savvy operators seek.

This building offers tenants both visibility and functionality in a location that supports growth and connectivity.

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



600 Willow Tree Road
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OFFICE SPACE



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LOCATION MAP

