



**THE STRO**  
COMPANIES  
CREATING VALUE



**+/-8,972 SF**

**Industrial space - For lease**

**AVAILABLE Q3**

## **300 Route 17 S, Unit F**

### **Mahwah, New Jersey**

#### **Property specifications**

- +/-8,972 sf available
- +/-3,307 sf office
- 18' clear ceiling height
- 1 tailgate
- 1 lift
- Gas heat
- Wet sprinkler system
- 15 unassigned parking spaces
- Power 200 amps, 480 volts, 3 phase
- Column spacing 50' x'50'
- Available 7/1/2024

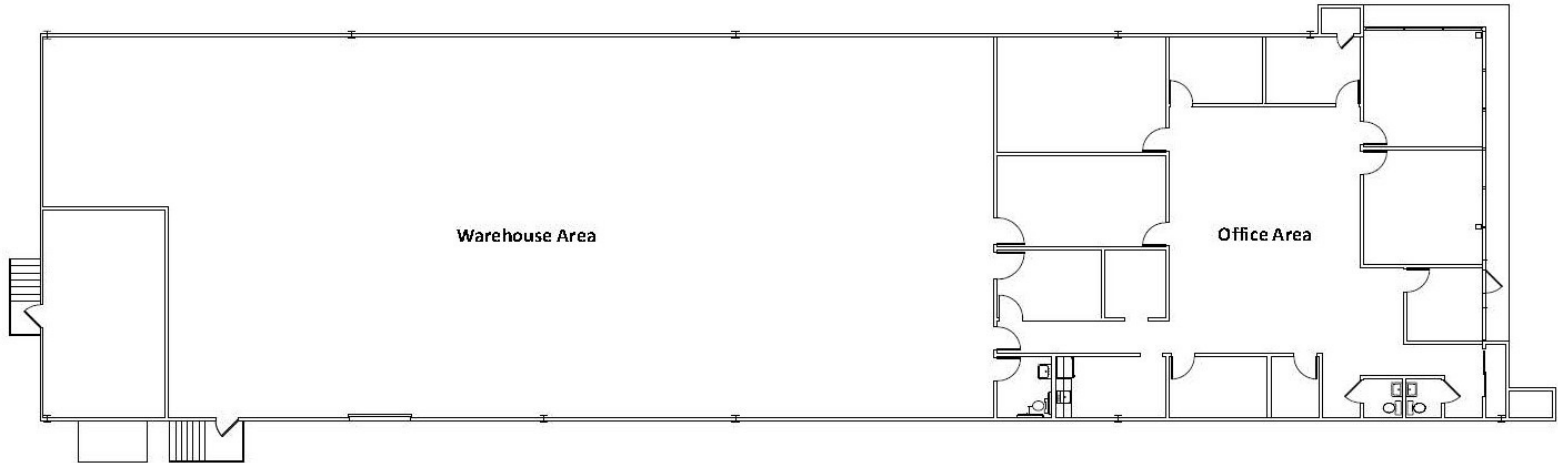


Note: Property has Route 17S frontage.

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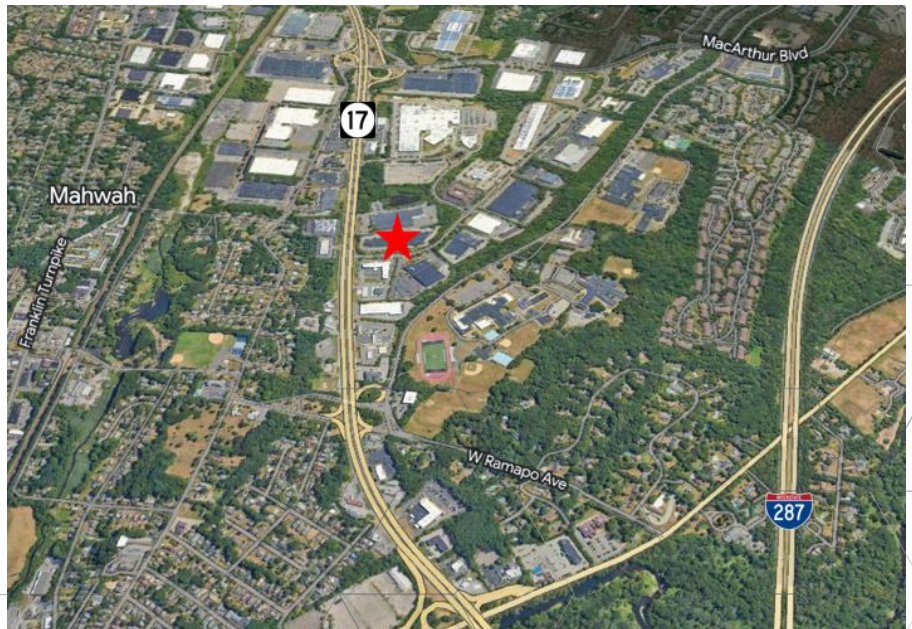


## Floor Plan



## Key Distances

- 2.5 miles to I-287
- 12 miles to Mario M. Cuomo Bridge
- 19 miles to George Washington Bridge
- 16 miles to I-80
- 26 miles to Newark Liberty Airport



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