

ALL OFFERS WILL BE AGGRESSIVELY PURSUED

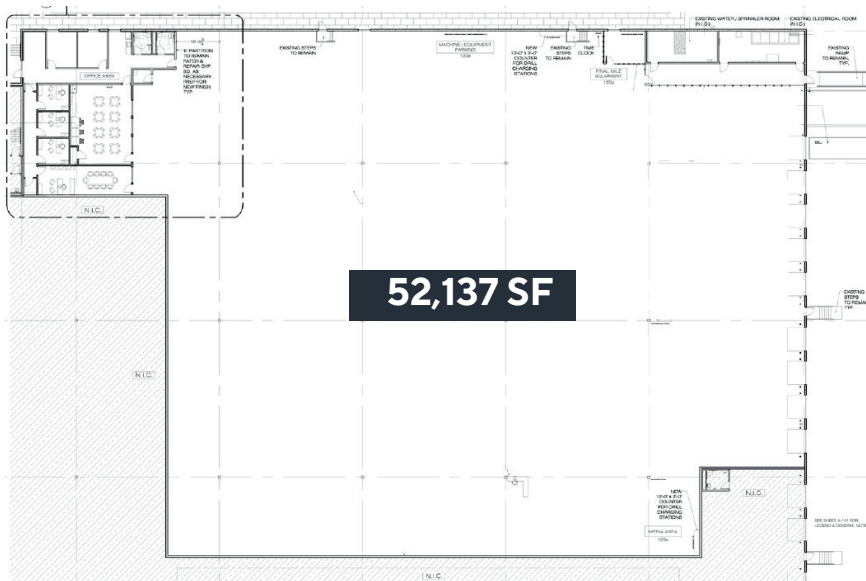
46 MEADOWLANDS PARKWAY

SECAUCUS, NJ

CLASS A
INDUSTRIAL SPACE **52,137 SF**

OFFICE **3,000 SF**

Sublease Term through January 2026
Ready for Immediate Occupancy



SUBLEASE OVERVIEW

Industrial facility located in the premier Meadowlands submarket.

- 9 loading docks & 1 drive-in door
- 36' ceiling height
- 46 car parking
- 9 trailer parking
- 400 amp/480V (LP4) - separate meter
- ESFR sprinkler
- LED lighting
- Fully demised unit

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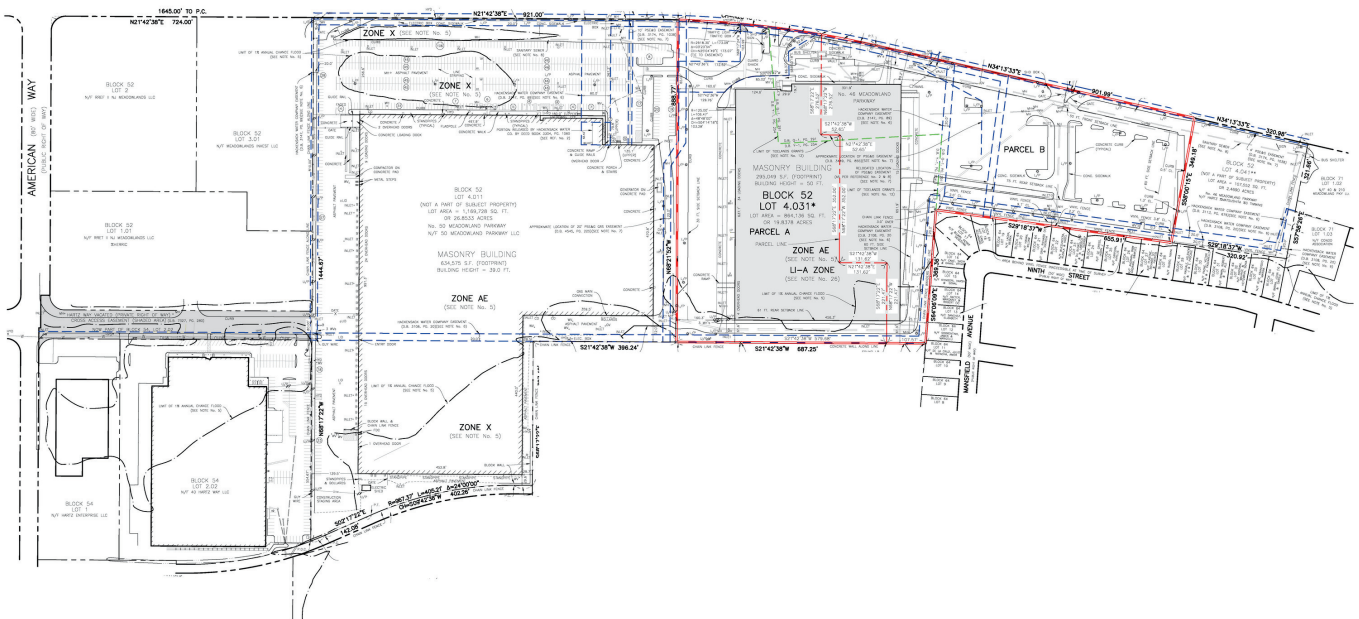
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APPROX. DRIVE TIMES/MILES		
Route 3	2 min	0.9 miles
New Jersey Turnpike	5 min	2.9 miles
Route 80	12 min	9 miles
Newark Liberty Airport	16 min	11.3 miles
George Washington Bridge	18 min	12.5 miles

PROPERTY SITE PLAN



COLLIERS INTERNATIONAL NJ LLC
 10 WOODBRIDGE CENTER DRIVE, SUITE 1010
 WOODBRIDGE, NJ 07095
 732 807 0400

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