

WAREHOUSE

# FOR SUBLEASE



15,531 SF  
Available Unit

PREMIER LOCATION



**6 Pearl Court, Unit J**  
Allendale, New Jersey

**15,531 SF AVAILABLE**

**SUBLEASE THROUGH 11/2027**



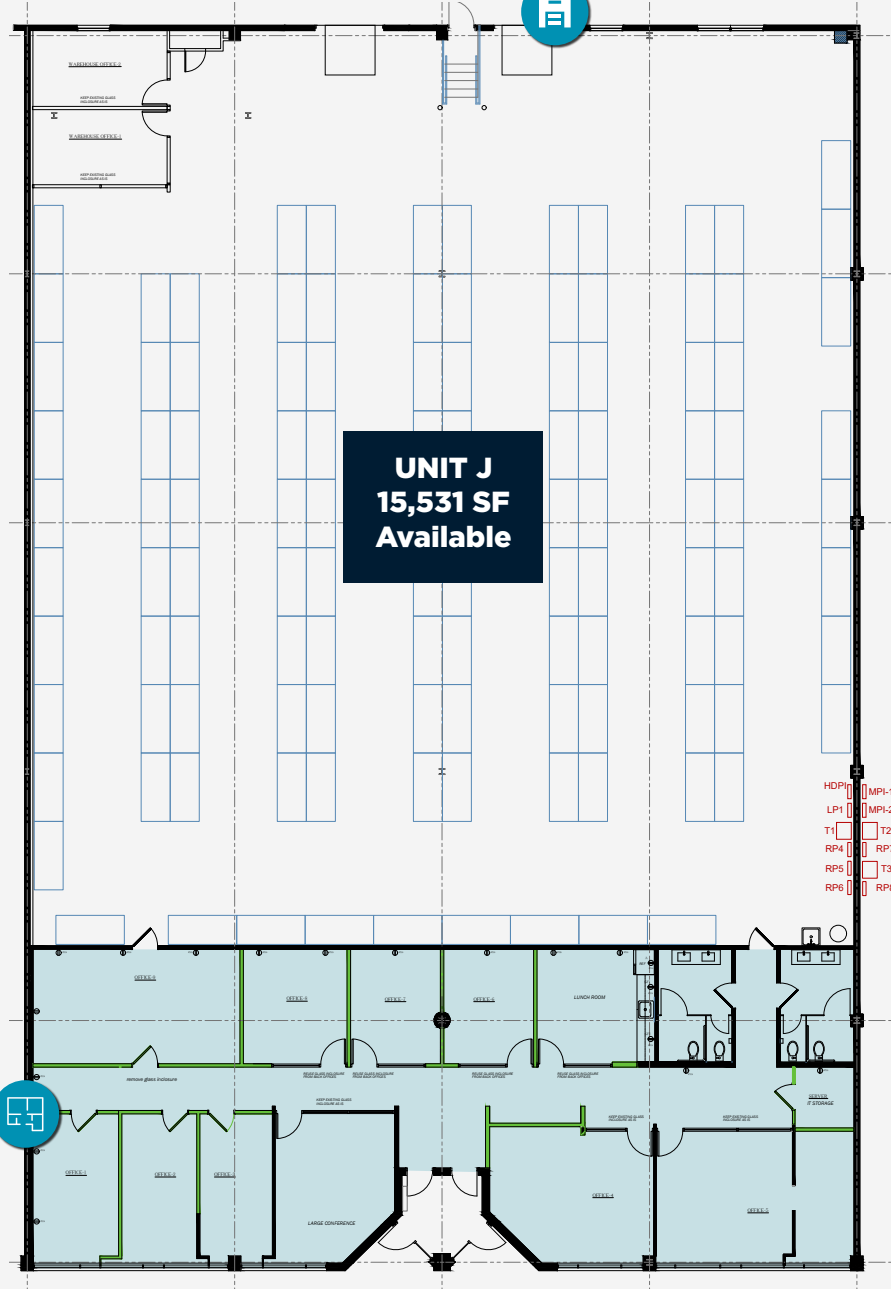
Small Bay Unit



Temp Controlled  
Warehouse



2 LOADING DOCKS



**UNIT J**  
**15,531 SF**  
**Available**

4,773 SF OFFICE



- HDP1
- LP1
- T1
- RP4
- RP5
- RP6
- MPI-1
- MPI-2
- T2
- RP7
- T3
- RP8

# PROPERTY OVERVIEW



Temperature Controlled



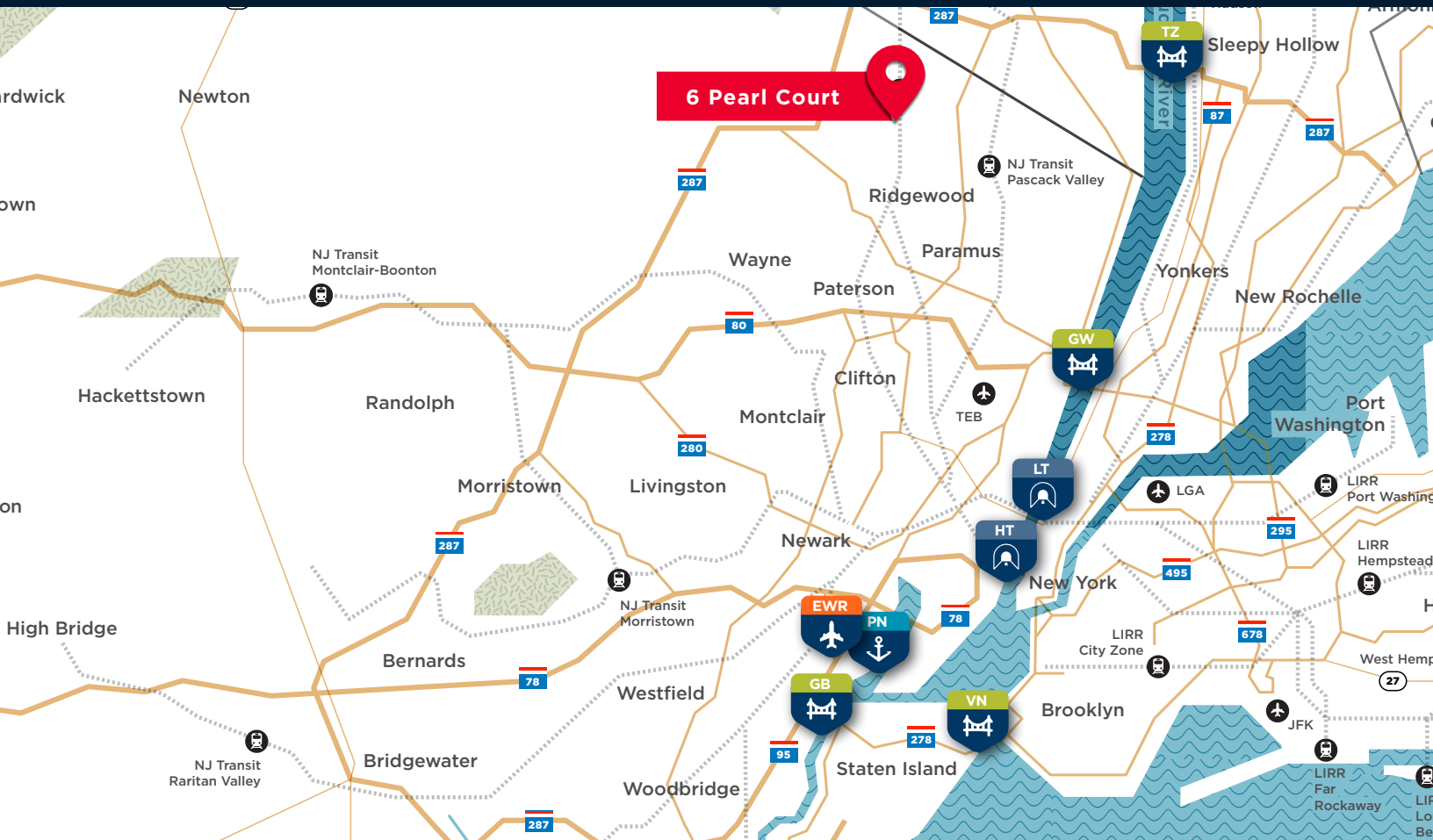
Sublease Terms:  
Through 11/2027

<b>Available SF</b>	15,531 SF Unit
<b>Office</b>	4,773 SF
<b>Year Built</b>	1980
<b>Loading</b>	2 Loading Docks
<b>Car Parking</b>	20 Spaces
<b>Clear Height</b>	18'
<b>Sprinkler</b>	Wet

# PREMIER LOCATION

A premier Allendale location that is directly off of Route 17 and I-287. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 17	0.2 mi
Interstate 287	7.5 mi
Garden State Parkway	5 mi
Tappan Zee Bridge	16 mi
GW Bridge	17 mi
Newark Airport	28 mi
Port Newark/Elizabeth	34 mi



**35 Minutes**  
to Newark Airport



**40 Minutes**  
to Port of Newark



**35 Minutes**  
to Midtown NYC





6 PEARL COURT  
ALLENDALE, NJ

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