

# FOR LEASE



## 5 Rt. 17 HASBROUCK HEIGHTS, NJ



### PROPERTY

5. Rt. 17 is a 7,400SF free standing building with 160 on site parking spaces. The property provides signage via a pylon that can be seen by more than 112,000 vehicles per day.

### LOCATION

5 Rt. 17 is located on the Southbound side of Rt. 17 with DIRECT access to BOTH Routes 17 North and South. Conveniently located less than 2 miles from the Teterboro Landing to the North and Route 120 to the south, it is easily accessible from the surrounding area.



### SUMMARY

|  |                           |
|--|---------------------------|
| <b>Property Type</b>   | <b>Medical Retail</b>     |
| <b>Size</b>  | <b>±7,400 SF</b>          |
| <b>Parking</b>   | <b>160 On Site</b>        |
| <b>Occupancy</b>   | <b>Immediate</b>          |
| <b>Utilities</b>   | <b>Separately Metered</b> |
| <ul style="list-style-type: none"><li>• <b>DIRECT Access to BOTH Rt. 17N &amp; Rt. 17S</b></li><li>• <b>+112,000 Vehicles Daily</b></li><li>• <b>Pylon Signage</b></li></ul> |                           |

If you would like more information about this property, please contact Equity Real Estate Brokerage LLC at 201-261-4300.



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