FOR SUBLEASE CORPORATE IMAGE FULLY SECURED SITE

600 GUYON DRIVE HARRISON, NEW JERSEY

FREE-STANDING + 48,500 SF BUILDING

SUBLEASE TERM THROUGH OCTOBER 30 20, 2028

LONGER LEASE TERM POSSIBLE

FEATURES

- Recently renovated
- Beautiful and clean office space
- Fully fenced and secured
- Walking distance from Harrison Station expands an already strong labor pool
- Excellent location 0.5 miles from Route 280 and 3.0 miles from NJ Turnpike
- Abundant car parking with trailer parking available in the immediate area



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SUBLEASE AVAILABILITY

PROJECT SPECIFICATIONS -



- 48,500 SF Total
 - Office Space To Suit

23' Ceiling Height

- - 1,600a 277/480v Power •
 - 56 Car Parking

- **Immediate Occupancy**
- Taxes \$2.84/SF •
- Sublease through 10/30/2028

FLOOR PLAN



<u>+</u> 48,500 SF

508

10

Exit 14

697

95

600 GUYON DRIVE

Harrison, New Jersey



St. Jersey City

- 1. FedEx Freight
- 2. Preferred Freezer
- 3. Port Logistics Group

659

1

- 4. Bimbo Bakeries
- 5. Fabuwood
- 6. HelloFresh

7. USPS

644

663

617

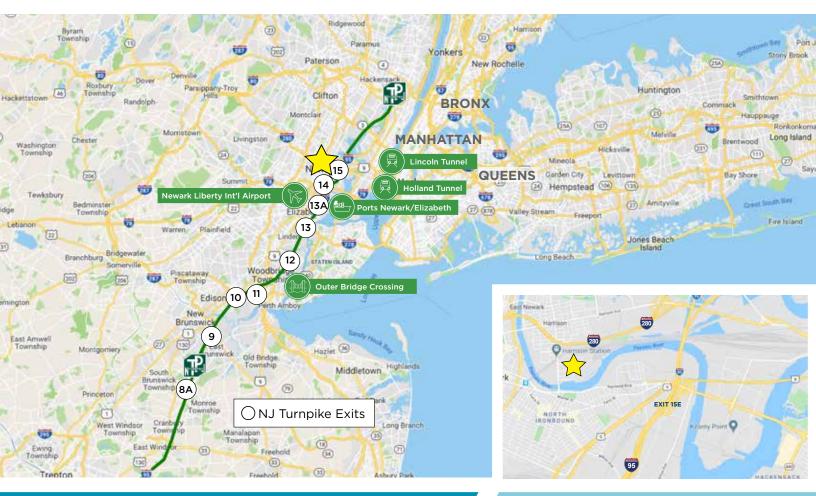
- 8. H&M International
- 9. Pepsi
- 10. Bindi North America
- 11. FedEx Freight

SUBLEASE AVAILABILITY

600 GUYON DRIVE

Harrison, New Jersey

LOCATION



AVAILABLE FOR SUBLEASE THROUGH OCTOBER 30, 2028

<u>+ 48,5</u>00 SF

For more information, please contact:

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