



# For Sale

## Facility

Leased:	10,561 SF (3 tenants)
Available for lease:	7,037 SF (contiguous)
Total:	17, 598 SF

## Building Specifications

- Built in 1974 and renovated in 2000/2001
- New roof installed over steel decking in 2001 and reflective aluminum coating installed in 2016
- Renovated elevator mechanicals in 2014
- 70 ton rooftop HVAC unit installed in 2000
- RE Taxes for 2017/18: \$45,303.80
- 68 Total parking spaces; ratio of 3.88/1,000

**± 17,598 SF**

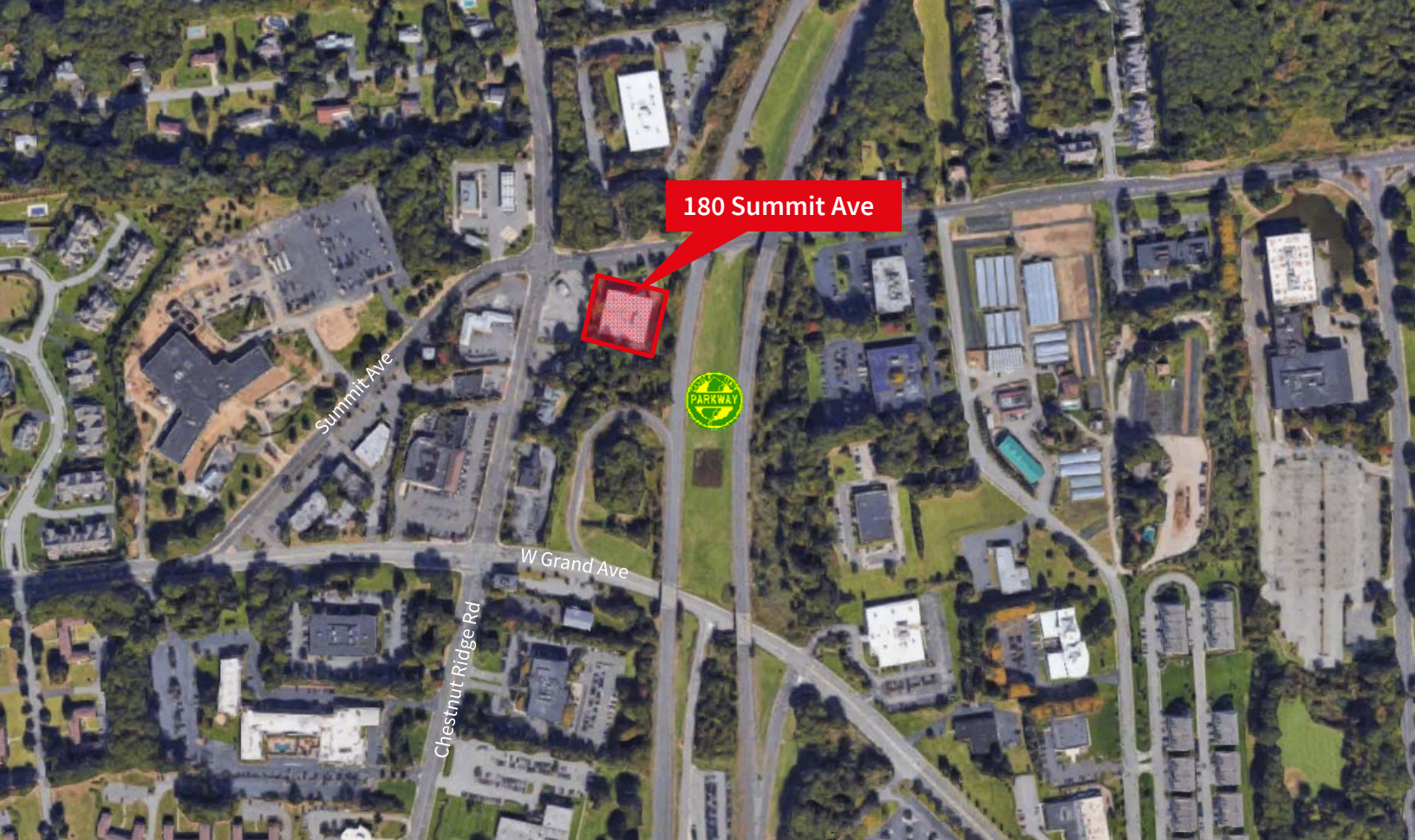
**180 Summit Avenue  
Montvale, New Jersey**

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## Location

- Exceptional access to the Garden State Parkway, Exit 172
- 15 minutes to Tappan Zee Bridge, 25 minutes to George Washington Bridge
- Minutes to Wegmans, Hilton Woodcliff Lake, Courtyard by Marriot, and Park Ridge Marriot hotel
- Located near restaurants, gyms and retail stores
- Within walking distance of Dunkin Donuts, Dairy Queen, CVS, banking and bagel shops

