

Unit C



**+/- 2,310 SF (Unit C)**

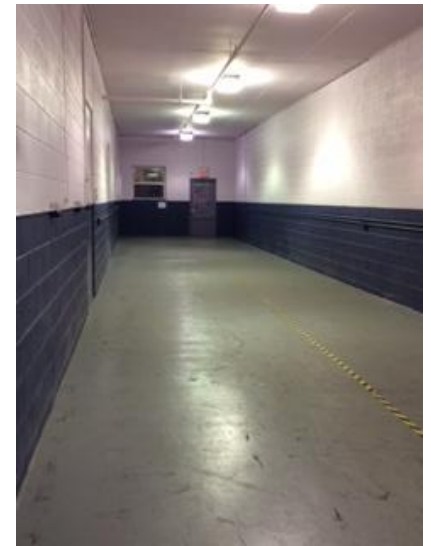
Located off  
Kinderkamack Road

Flex/Storage/Light Assembly  
Adjacent to Strip Mall

Nina Bianco | 201.845.6606 | [NBianco@NIANationalRealty.com](mailto:NBianco@NIANationalRealty.com)


## Physical Description

|                             |                                   |
|-----------------------------|-----------------------------------|
| <b>SF Available Unit C:</b> | <b>+/-2,310 RSF</b>               |
| <b>Total SF:</b>            | <b>14,225</b>                     |
| <b>Price:</b>               | <b>\$16.00 PRSF</b>               |
| <b>CAM/Other:</b>           | <b>+/- \$4.19 PRSF+ Utilities</b> |
| <b>Parking:</b>             | <b>2/1,000 RSF, 4 Space Max.</b>  |
| <b>Ceiling Height :</b>     | <b>11.0</b>                       |
| <b>Column Space</b>         | <b>20x20</b>                      |
| <b>Heat:</b>                | <b>Gas</b>                        |
| <b>Zoning:</b>              | <b>IM *See Attached</b>           |
| <b>Loading:</b>             | <b>Shared Covered Drive-In</b>    |



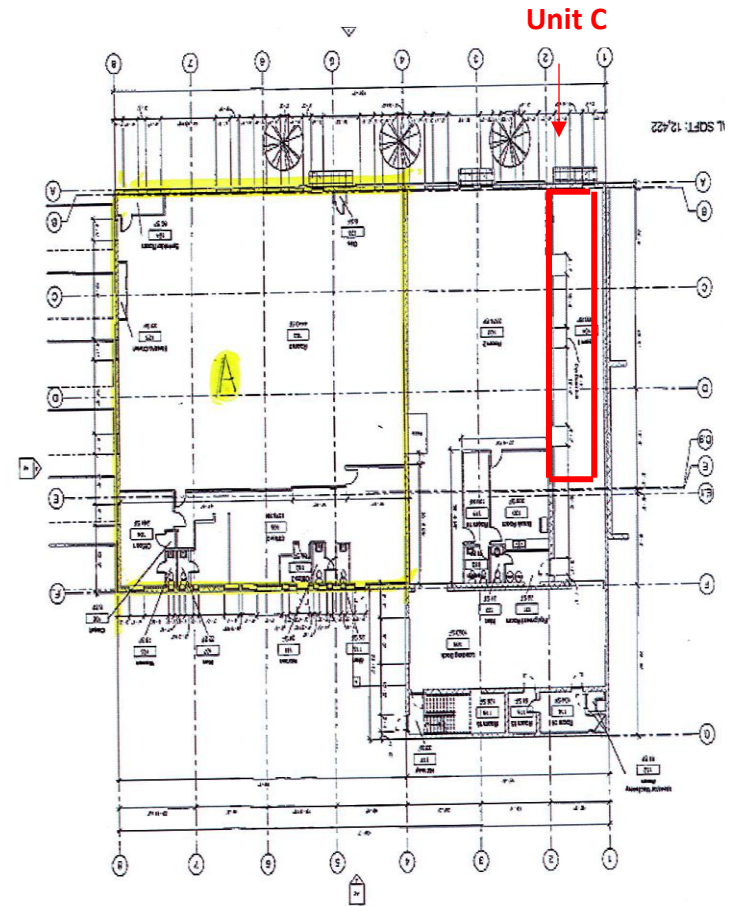
**LOCATED ONE BLOCK FROM KINDERKAMACK ROAD. WALK TO BUS AND TRAIN, WALK TO STARBUCKS, SHOPPING CENTER, MARSHALLS, BANKS, POST OFFICE, RESTAURANTS, DELIS, ETC. GENEROUS OFF-STREET AND STREET PARKING AVAILABLE, SHARED LOADING**

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 Principal Permitted Uses in the IM Industrial & Manufacturing Zone (Subject to Change)

According to Emerson Borough Code §290-21, the following uses are permitted in the IM Zone:

- Woodworking
- Furniture repair
- Upholstery
- Printing and publishing
- Electrical, plumbing, and building services and sales
- Wholesale sales
- Warehousing (listed in the 2017 zoning amendment)
- Industrial and manufacturing uses that meet performance standards in Article IX
- Light manufacturing, defined as less capital-intensive, more labor-intensive operations producing goods for end consumers
- Retail (per 2017 amendment)
- Service commercial uses (per 2017 amendment)
- Educational studios (per 2017 amendment)
- Professional offices (per 2017 amendment)
- Automobile-related services (per 2017 amendment)



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