



Ridge Stone
Realty Group

Available for Lease

12,000 SF Warehouse Space • For Lease

*Move in Ready
Low Tax and CAM*



**Available Space
12,000 SF**

**327 Monroe Ave,
Kenilworth, NJ 07033**

FOR ADDITIONAL
INFORMATION CONTACT:

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Total Building Size
47,000 SF



Total Available SF
12,000 SF



Lot Size
1.75 Acres



Loading Docks
1 Loading Docks



Ceiling Height
16'



Sprinkler
Wet



Heat
Heat Blowers



Power
Heavy Power



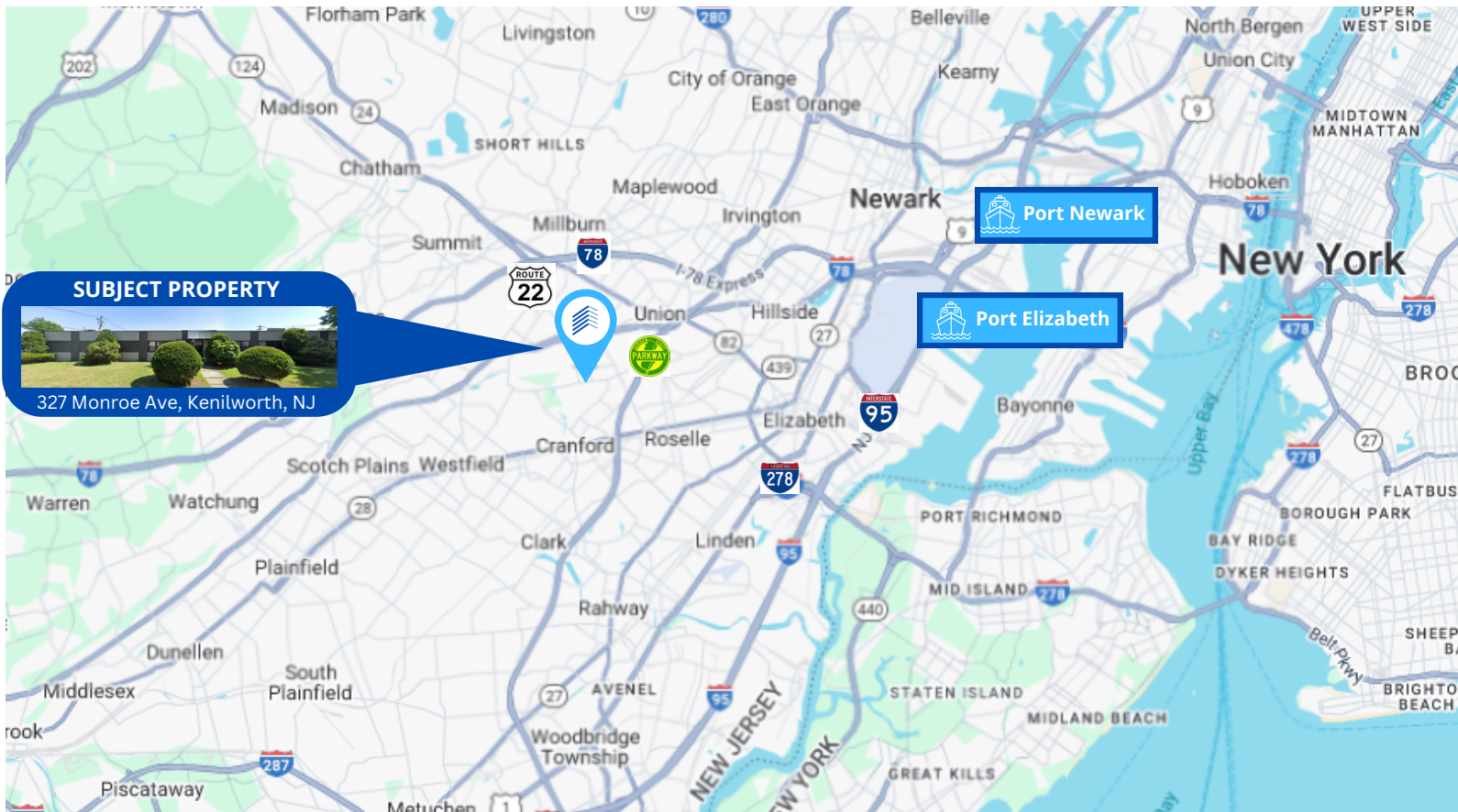
Use
**Industrial /
Manufacturing**





Location Overview

This property offers quick access to major routes including Route 22, Garden State Parkway, I-78, I-278, Route 1-9 and the New Jersey Turnpike. It is conveniently located near Newark Airport and seaports, as well as an NJ Transit Station with direct service to NY Penn Station and nearby bus stops. Additionally, Staten Island is accessible via the Goethals Bridge.



1 Mile
Route 22



1 Mile
GSP



4 Miles
I-78



6 Miles
I-278



6 Miles
1-9



7 Miles
I-95



13 Miles
Ports Newark
& Elizabeth



17 Miles
Holland and
Lincoln Tunnels