

# FOR LEASE

291 US HIGHWAY 22 EAST  
READINGTON TOWNSHIP, NJ

## WAREHOUSE / ASSEMBLY / OFFICE FLEX UNITS AVAILABLE

### AVAILABLE SPACES

#### Building 7: +/- 6000 sf

- +/- 3000 sf of 20' Ceiling height warehouse space with tailboard loading
  - Private restroom and doors connecting to assembly/office space
  - +/- 3000 sf of assembly/office space
  - HVAC
  - Private restrooms
  - Parking with direct access to space
- \$14.50/psf NNN (\$3.50/psf)**

#### Building 6: +/- 3000 sf

- +/- 3000 sf of assembly/office space
  - HVAC throughout
  - Private restrooms
  - Parking with direct access to space
- \$14.50/psf NNN (\$3.50/psf)**

#### Building 5: +/- 3000 sf

- 14' Ceiling height
  - 10' drive-in door
  - HVAC throughout
  - Private restroom
  - Parking with direct access to space
- \$14.50/psf NNN (\$3.50/psf)**

#### Building 1: +/- 3000 sf

- Two office/assembly areas
  - Large open warehouse with tailboard loading
  - Office space and 2 private restrooms
  - HVAC throughout
- \$12.50/psf NNN (\$3.50/psf)**

### PROPERTY FEATURES

- 24 Hour access
- Salem Industrial Park
- Direct access from/to Route 22
- Abundant parking
- Zoning ROM1—Permitted uses include: flex/light industrial, product assembly, wholesaling, research, testing and analytical laboratories, professional, administrative and business offices

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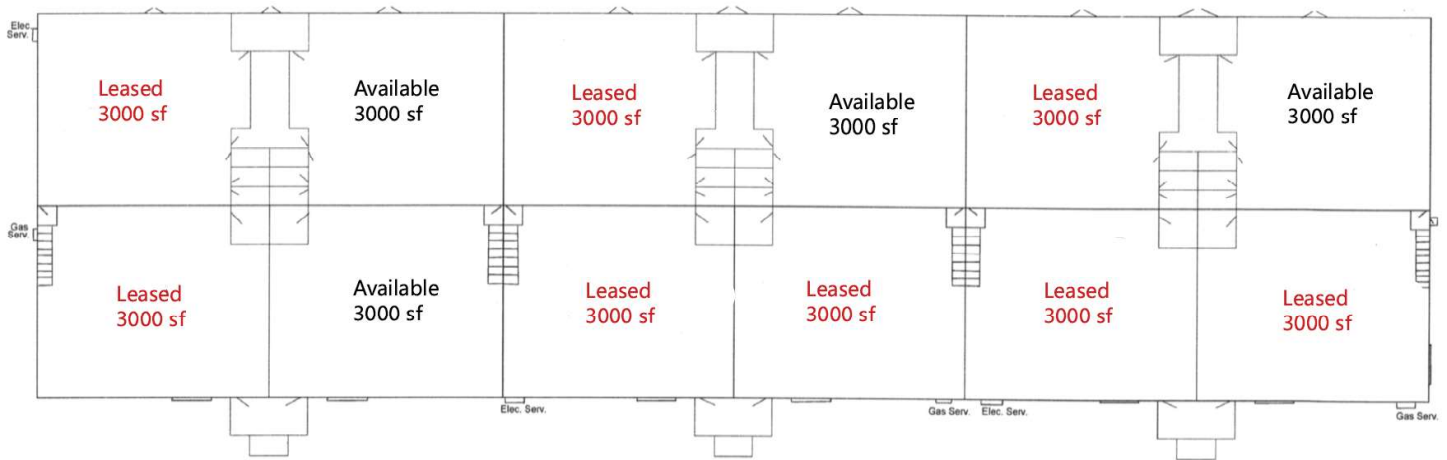
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**Building 7: +/- 6000 sf**

**Building 6: +/- 3000 sf**

**Building 5: +/- 3000 sf**



**Floor Plan Not Drawn to Scale**