

40 BORIGHT AVE, KENILWORTH – 24,229 SF AVAILABLE

- **Building size:** 73,813 sf
- **Zoning:** Industrial Zone
- **Road Frontage:** 409 feet.
- **Site Layout:** See plan below.
- **Car Parking:** 32 Parking Spaces.
- **Loading:** 2 - 12' wide x 12' high tailgate overhead doors. 1- 8' x 8' tailgate overhead door and 1 drive-in door 10" wide x 10'6" high.
- **Utilities:** Gas, city water and sewer.
- **Structure:** Concrete foundation, Cinderblock wall construction, steel columns, GAF TPO roof - 27 years on the warranty left.
- **Ceiling Height:** 15'.
- **Ventilation:** 2 large fans along Boright Ave. provide air flow.
- **Warehouse Area Available:** 24,229 sf. / 32.82% of the building.
- **Column Spacing:** 30' x 20' 8"
- **Bathrooms:** 1 women's bathroom and 1 men's bathroom.
- **Heating / Cooling:** Gas fired ceiling mounted units provide heat in the warehouse area.
- **Electric Power:** 600 amps 120/240 v 3 phase to a 200 amps 120/208 panel forwarded to both a 200 amp and a 100 amp subpanel.
- **Lighting:** Switch LED & fluorescent fixtures.
- **Taxes:** \$60,166.58 or \$1.70 / psf.
- **CAM :** \$0.79
- **Sprinkler:** Yes
- **Delivery Date:** Sept 2026
- **Asking Lease Price:** \$16 psf NNN



For further information or to arrange for plans, please contact:

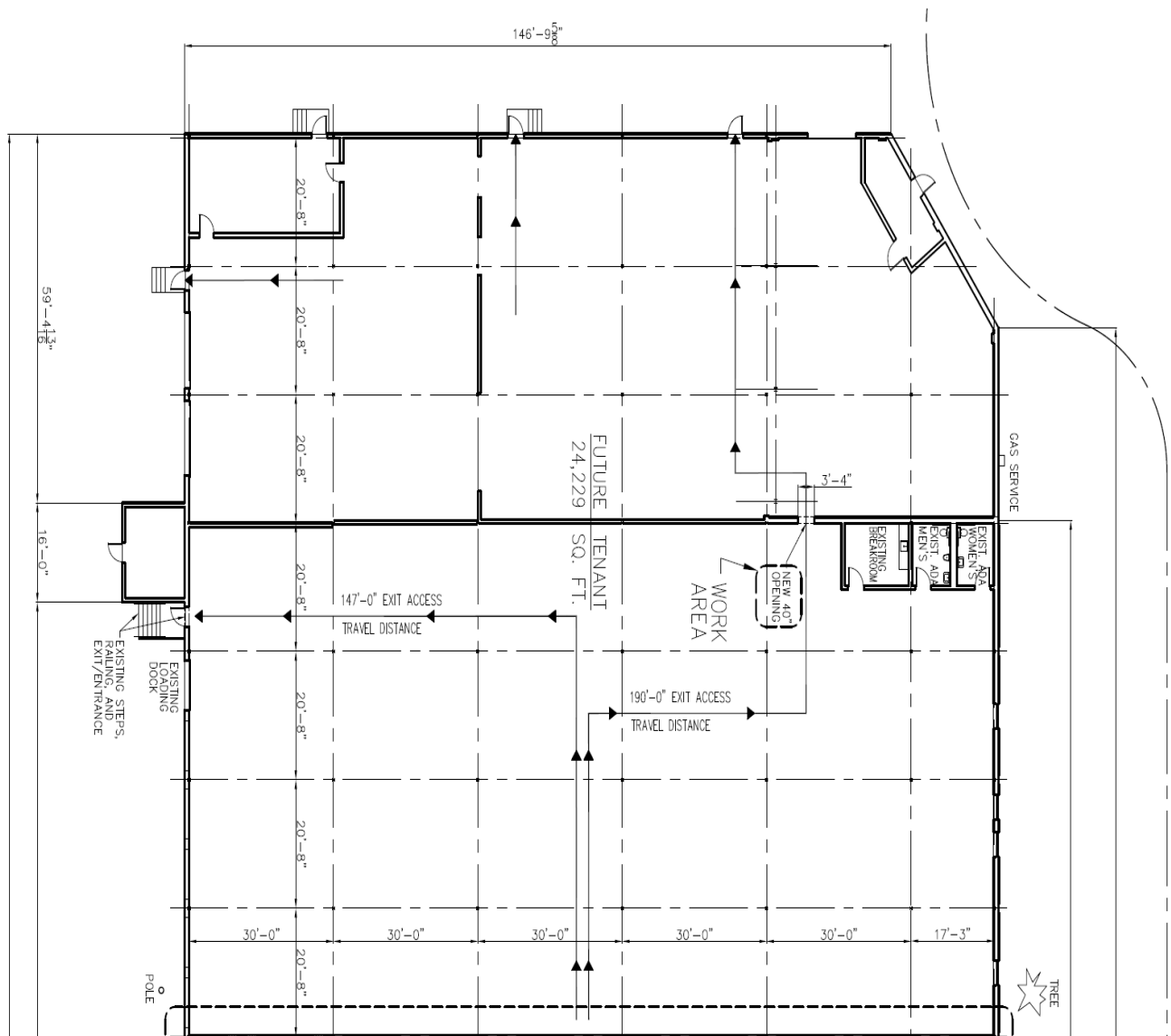
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PARKING PLAN



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