

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: \$14.95 psf NNN



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

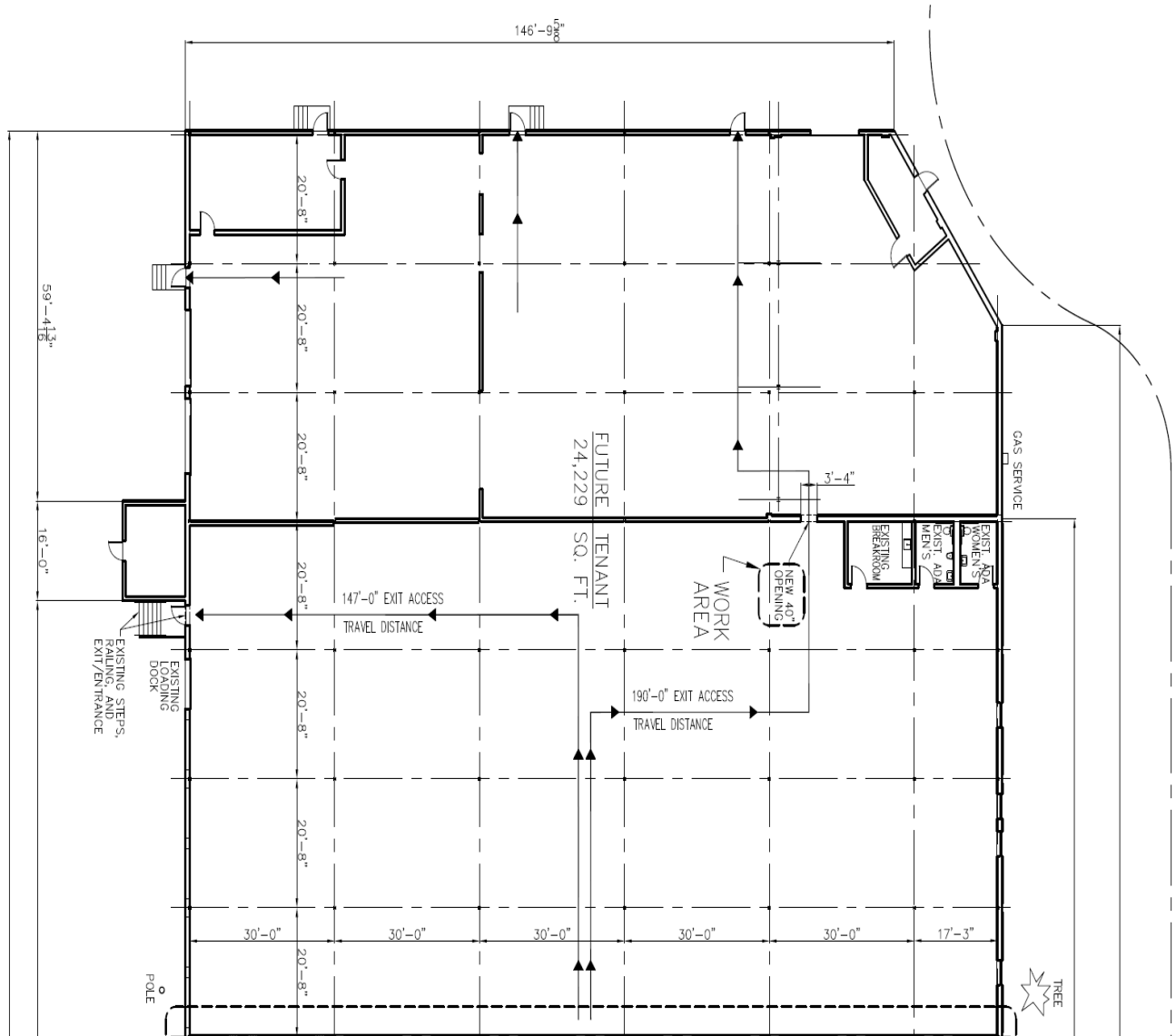
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PARKING PLAN



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