

**INDUSTRIAL WAREHOUSE FOR LEASE  
30 LAFAYETTE PLACE,  
KENILWORTH NJ 07033  
21,000 SF AVAILABLE AT \$14.50/SF/YEAR NNN**



**Description:**

Spacious warehouse, with heavy power, located in a strategic industrial cul-de-sac, close proximity to Rte. 22, Garden State Parkway, I-78 and within free trucking zone from Port Newark and Port Elizabeth. Prime location ideal for storage, distribution and all your industrial needs. High ceilings, 20 FT. Brand new roof put in 2025 and newly paved ample 13,000SF parking, 50+parking spaces! Just a quick drive/walk to retailers like Home Depot, Walmart, McDonalds, Dunkin Doughnuts, Starbucks, Wendy's, Chick-File-A, and more. Move-in ready. AVAILABLE Now.

## **CONTACT PERSONS:**

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## **SITE SPECIFICATIONS:**

**TOTAL SPACE AVAILABLE: 21,000SF**

**BUILDING SIZE: 21,000SF**

**OFFICE SIZE: 1,500SF**

**LOT SIZE: 1 ACRE**

**NUMBER OF PARKING SPACES: 50±**

## **BUILDING SPECIFICATIONS:**

**NEW ROOF: 2025- Firestone 180 (WHITE)**

**HEAT- GAS- 3 BRAND NEW UNITS IN WAREHOUSE + BRAND NEW HVAC IN OFFICE**

**OFFICE SIZE: 1,500SF**

**RESTROOMS : 4 (3 IN OFFICE; 1 WAREHOUSE) AND 1 SHOWER.**

**ROOFTOP HVAC UNIT- BRAND NEW 5 TON UNIT, FRONT OFFICE PART ONLY**

**OVERHEAD LIGHTS WITH MOTION SENSORS**

**CEILING HEIGHT : 20FT**

**2 TAILBOARD DOORS WITH DOCK LEVELERS: 9FT X 9.5FT**

**DRIVE IN DOORS- 10FT X 13FT**

**POWER – 3 PHASE; 400 AMPS; 120-240Volts; 3 WIRES**

## **RENT - NNN**

**RENTAL RATE: \$14.50/SF/YR NET NET NET**

**PLUS ADDITIONAL RENT AND OPERATING EXPENSES ADJUSTED ACCORDINGLY.**







