

**WAYNE – LEASE – 2,200 SQ. FT. AUTOMOTIVE SHOP**



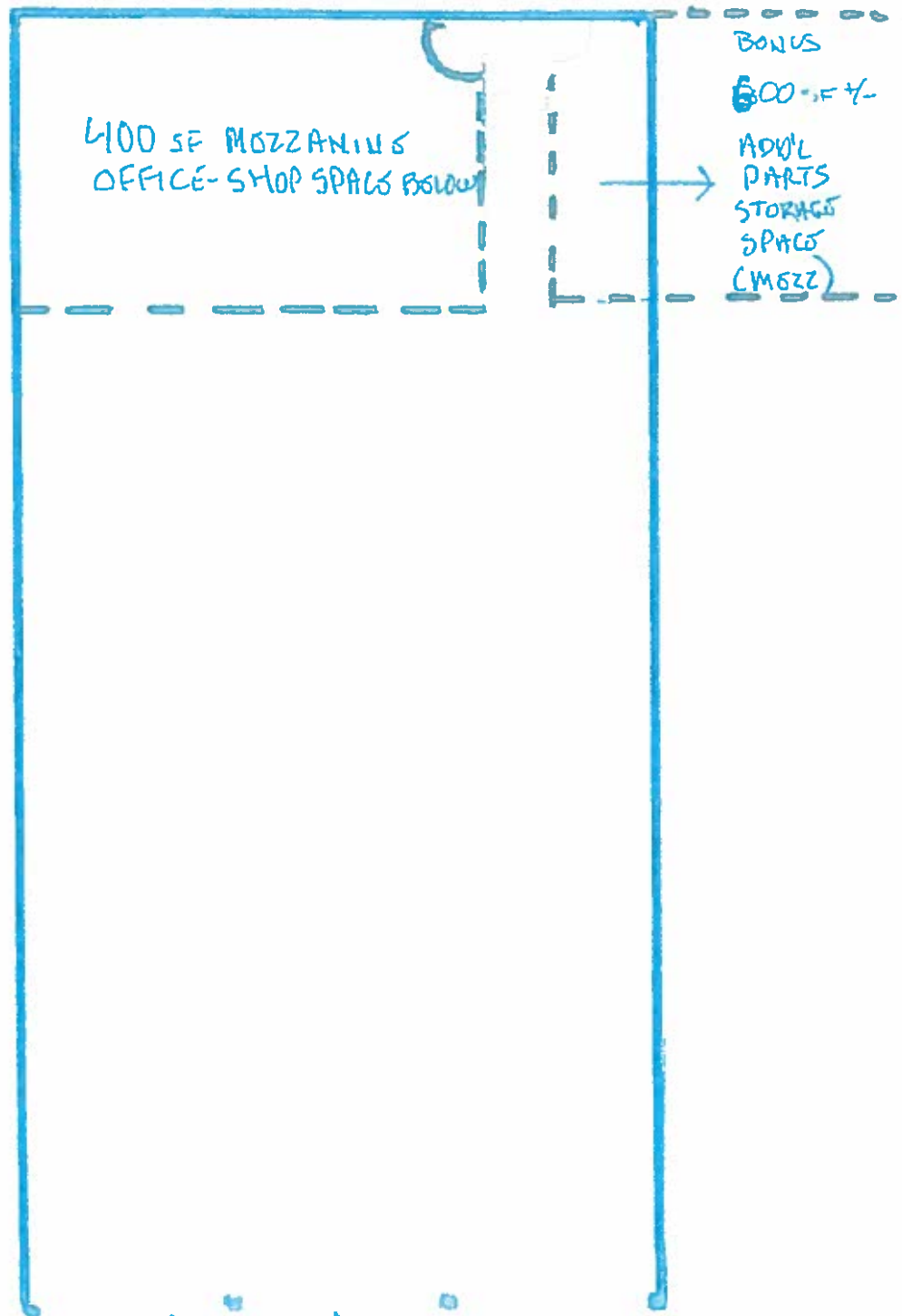
**1105 RT. 23 SOUTH WAYNE NJ**

- 1,800 SQ. FT. 1<sup>ST</sup> FLOOR, INCLUDES 3 BAYS + SHOP
- 400 SQ. FT of 2<sup>ND</sup> FLOOR OFFICE, (PLUS 800 SF PARTS STORAGE)
- 3 OVERSIZE 9 FT. WIDE BY 12 FT. HIGH- ELECTRIC DRIVE IN DOORS.
- INCLUDES USE OF 2 LIFTS AND LARGE BLDG AIR COMPRESSOR.
- 16 FOOT INTERIOR CEILING HEIGHTS.
- 10 CAR RESERVED PARKING WITH THIS UNIT
- INDUSTRIAL ZONE PERMITS AUTO / TRUCK REPAIRS, RETAIL, WAREHOUSE, MFR., OFFICE, AND OVERNIGHT PARKING.
- 80,000 + CARS PER DAY.
- AVAILABLE JULY 1, 2023.
- 2 WAY ACCESS ONTO RT. 23 AND NEWARK POMPTON TPK.
- PART OF 5,400 sq. ft. BUILDING ON 2.75 ACRES, WITH OTHER AUTO / TRUCK TENANTS.
- GROSS RENT IS \$4,500 PER MONTH, WHICH INCLUDES RENT, TAXES AND CAM. TENANT PAYS UTILITIES.

**EXCLUSIVE BROKER: GALESI REALTY CORP. – MIKE TOMASULO**

**CELL: 201-602-3672 OFFICE: 973-256-6600 EXT. 119**

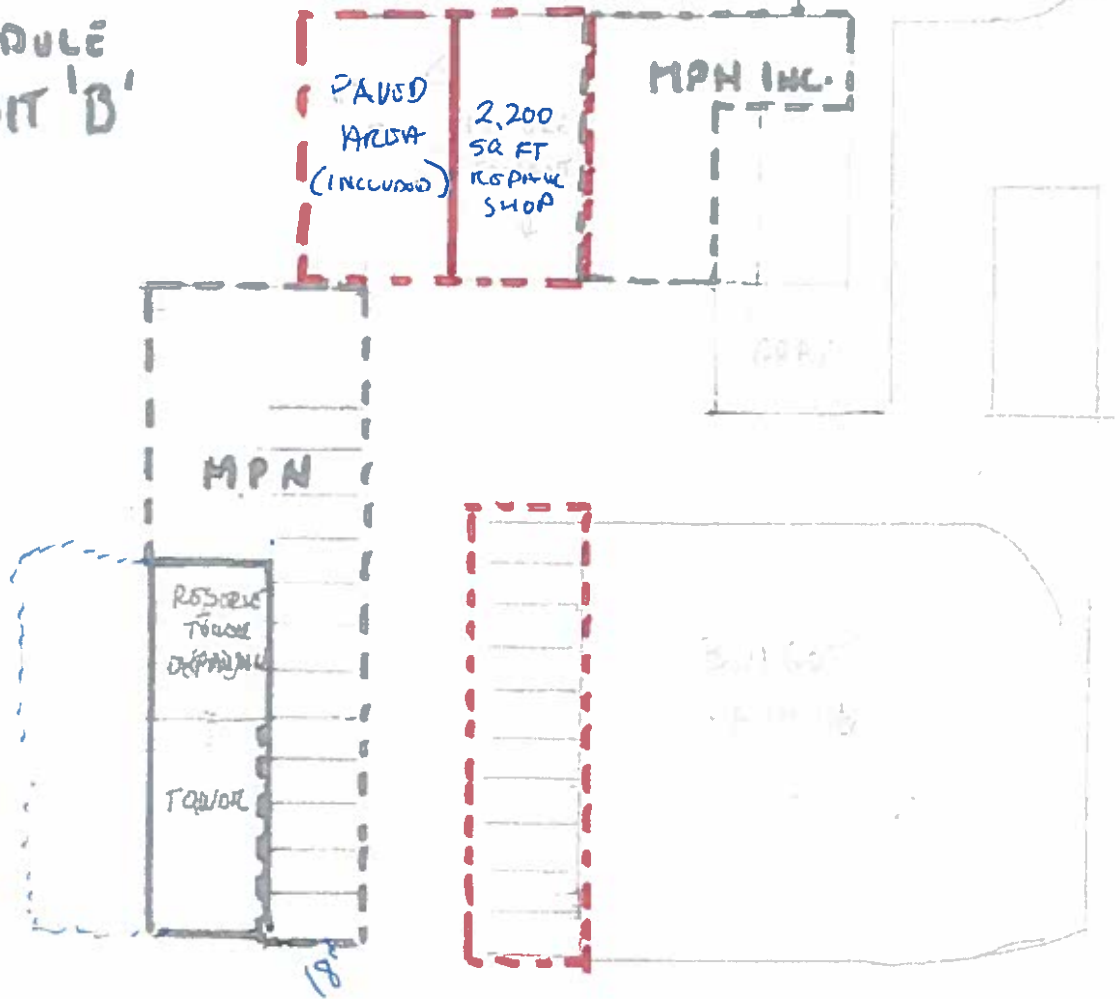
**OR: miketomasu@aol.com**



1 BOX = 2 FEET

(3) 9' x 12' POWER DOORS

SCHEDULE  
EXHIBIT 'B'



1000 - 1000 x 1000