

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



1105 RT. 23 SOUTH WAYNE NJ

- 1,800 SQ. FT. 1ST FLOOR, INCLUDES 3 BAYS + SHOP
- 400 SQ. FT of 2ND 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.

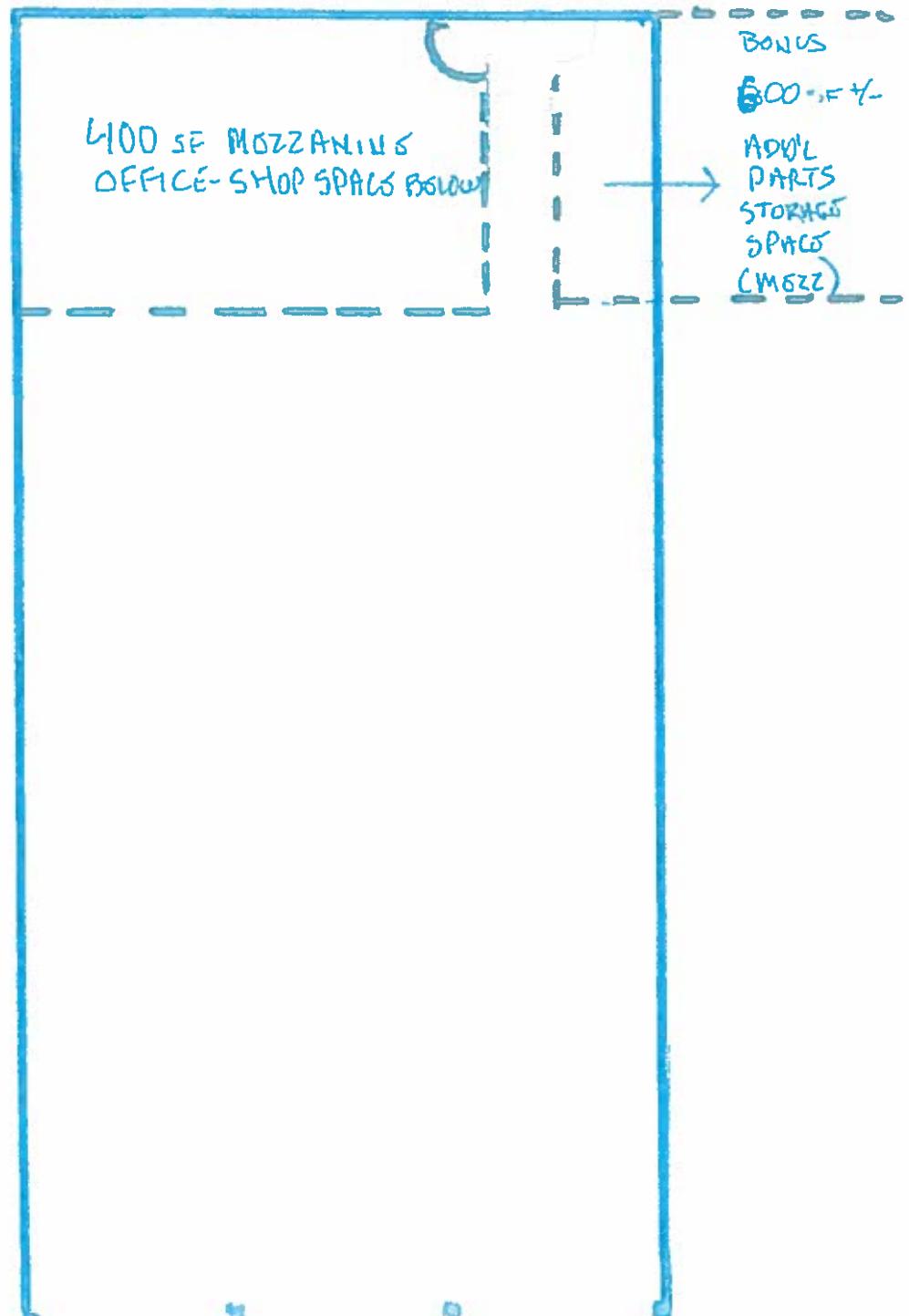
EXCLUSIVE BROKER: GALESI REALTY CORP. – MIKE TOMASULO

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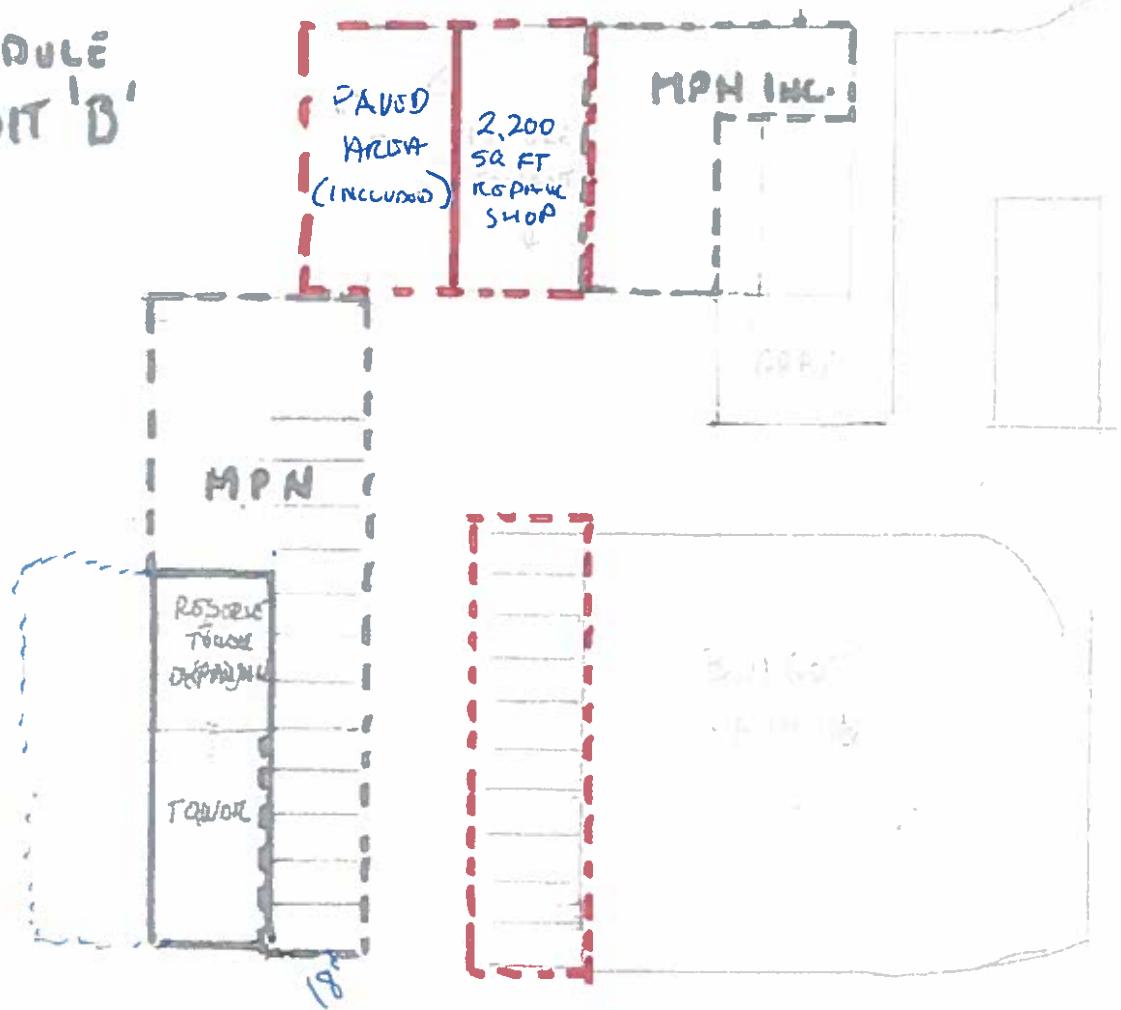
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(3) 9' x 12' POWER DOORS

1 BOX = 2 FOOT

SCHEDULE
EXHIBIT 'B'



180 - 100 x 100