



**Ridge Stone**  
Realty Group

**Available for Lease**

**12,000 SF Warehouse Space • For Lease**

*Move in Ready  
Low Tax and CAM*



**Available Space  
12,000 SF**

**327 Monroe Ave,  
Kenilworth, NJ 07033**

FOR ADDITIONAL  
INFORMATION CONTACT:

**Aron Fulop**  
646.389.1012  
[aron@ridgestonere.com](mailto:aron@ridgestonere.com)



Total Building Size  
**47,000 SF**



Total Available SF  
**12,000 SF**



Lot Size  
**1.75 Acres**



Loading Docks  
**1 Loading Docks**



Ceiling Height  
**16'**



Sprinkler  
**Wet**



Heat  
**Heat Blowers**



Power  
**Heavy Power**



Use  
**Industrial /  
Manufacturing**







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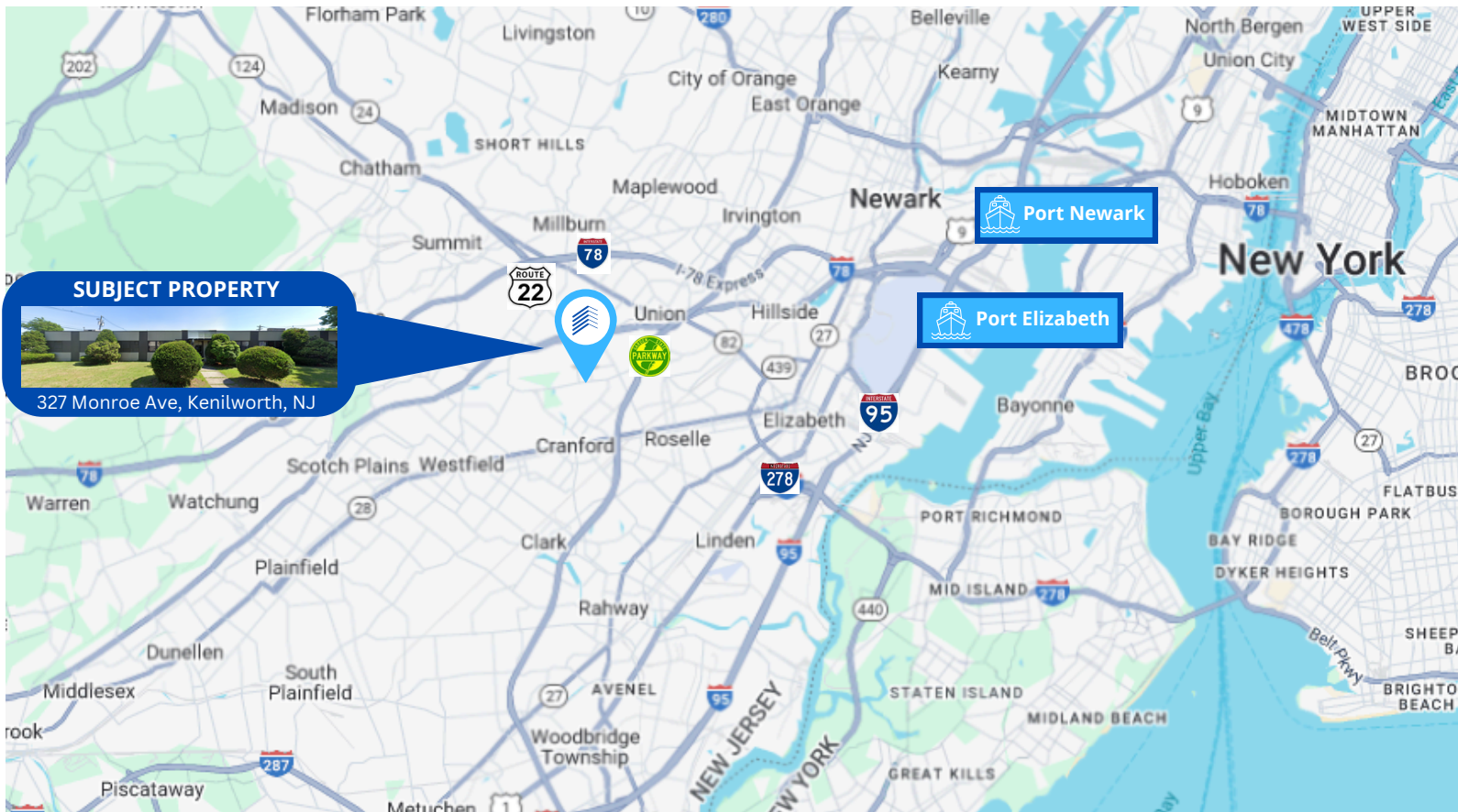
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### Location Overview

This property offers quick access to major routes including Route 22, Garden State Parkway, I-78, I-278, Route 1-9 and the New Jersey Turnpike. It is conveniently located near Newark Airport and seaports, as well as an NJ Transit Station with direct service to NY Penn Station and nearby bus stops. Additionally, Staten Island is accessible via the Goethals Bridge.



1 Mile  
Route 22



1 Mile  
GSP



4 Miles  
I-78



6 Miles  
I-278



6 Miles  
1-9



7 Miles  
I-95



13 Miles  
Ports Newark  
& Elizabeth



17 Miles  
Holland and  
Lincoln Tunnels

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**ARON FULOP****(646) 389-1012****aron@ridgestonere.com**

Aron Fulop has been a dedicated member of the Real Estate Industry since 2018, successfully navigating both Investment and End User sales. He specializes in Sale and Lease transactions across New York, New Jersey, and Pennsylvania, with a particular focus on Industrial properties.

Throughout his career, Aron has successfully executed numerous high-profile deals, showcasing his extensive experience in assisting clients on both the buyer and seller sides of Commercial real estate. His deep understanding of the market, coupled with his commitment to outworking the competition, enables him to consistently identify the most advantageous deals in a highly competitive environment.

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