

INDUSTRIAL WAREHOUSE FOR LEASE
30 LAFAYETTE PLACE,
KENILWORTH NJ 07033
21,000 SF AVAILABLE AT \$12.95/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: \$12.95/SF/YR NET NET NET

OPEX \$2.76 P/SF/YR







