

**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 Gold**  
845.608.7552  
[info@ridgestonere.com](mailto:info@ridgestonere.com)

**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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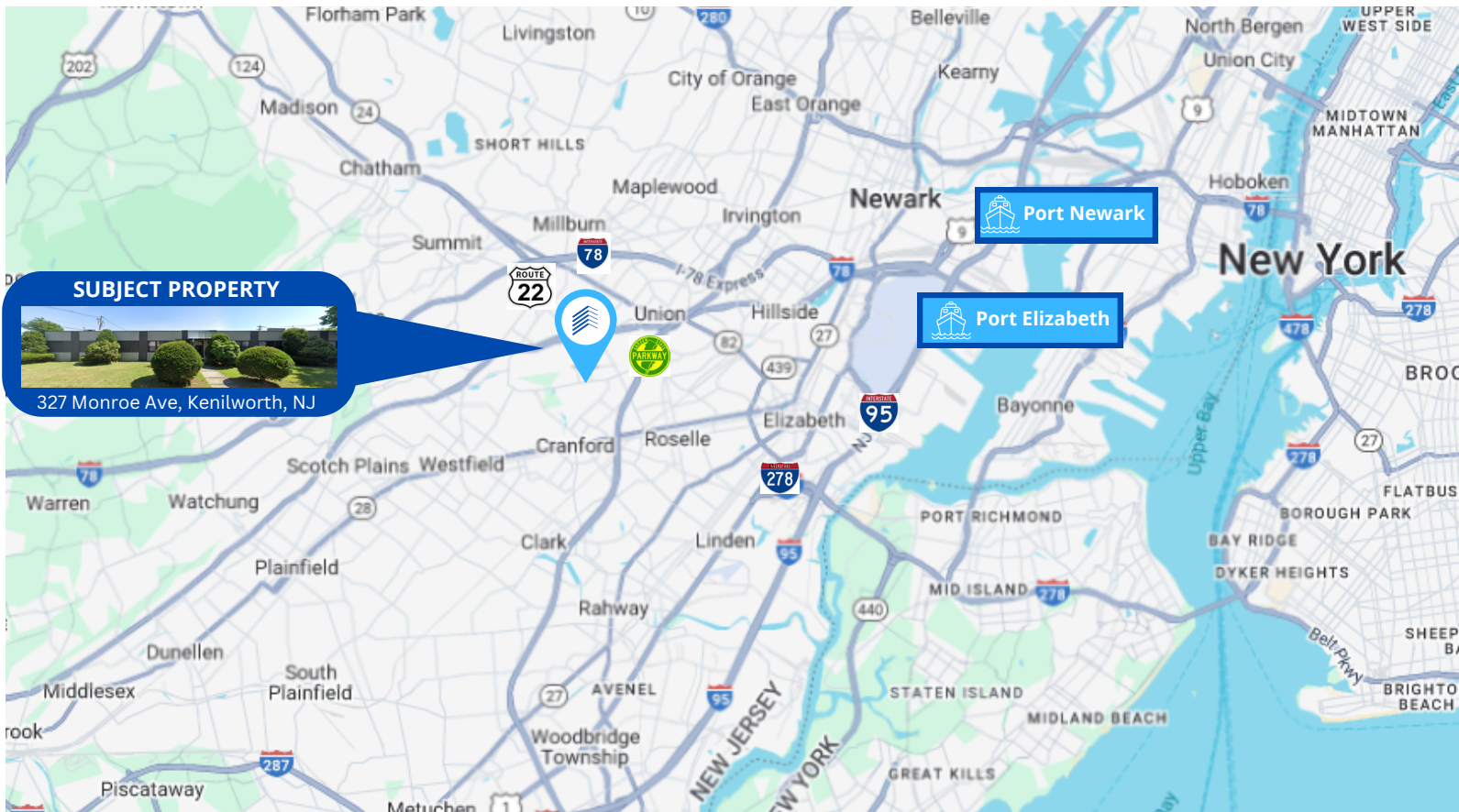
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**Location Overview**

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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