

FOR SALE

17,040 SF on 1.28 AC
INDUSTRIAL/FLEX

400-450 Swenson Dr. KENILWORTH, NEW JERSEY



Property Features

- Lot Size: 1.28 Acres
- Total Building Size: 17,040 SF
 - 400 Swenson Dr: 12,817 SF
 - 450 Swenson Dr (Office): 1,623 SF
 - 440 Swenson Dr (Bay/Warehouse): 2,600 SF
- Parking: Paved & Fenced Areas
- Zoning: Industrial Zone (I)
- Taxes: \$45,902 (2023)

New Construction & Renovations Completed!

- 400 & 450 Swenson: Replaced and repaired roofs; 15-year guarantee.
- 450 Swenson: Roof repaired, gutted, sealed & painted to vanilla box.
- Landscaping and tree removal completed.

Investment Possibilities!

**Tenants are month-to-month*



For more information






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NAI James E. Hanson

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EXECUTIVE SUMMARY

400-450 Swenson Dr KENILWORTH, NEW JERSEY

NAI James E. Hanson is pleased to exclusively present 400-450 Swenson Drive, designated as Block 180; Lots 7 and 8 on the tax maps for the Township for Kenilworth. Located in these lots are three (3) distinctly different buildings located in an industrial pocket totaling 17,040 square-feet, and offers a range of office and industrial product types.

400 Swenson Drive - A 12,817 square-foot flex industrial building situated on an 0.86 acre lot. The space is industrial, but built out as flex space. The building currently houses a gym and boasts heavy floor loads and power, three (3) individual storage rooms, and a 52-car parking lot.

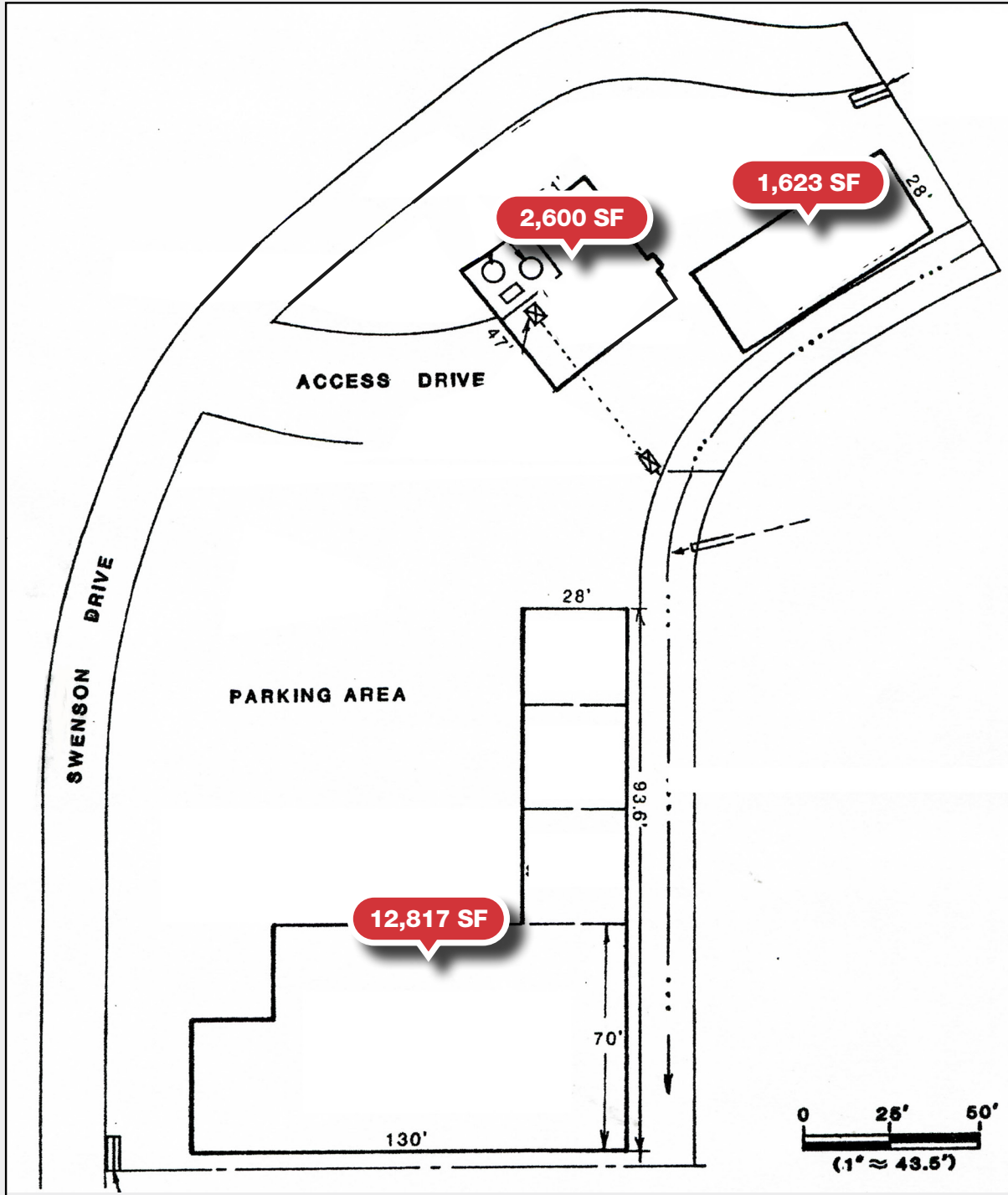
450 Swenson Drive (Office) - A 1,623 square-foot brick office building on a shared 0.42 acre lot. The freestanding office building has a newly renovated roof and paint, is situated on a quiet dead-end street and has eight (8) parking spaces, heating, air-conditioning and telecommunications systems.

440 Swenson Drive (Bay/Warehouse) - A 2,600 square-foot service bay/warehouse facility also sharing the previously mentioned 0.42 acre lot. This building, originally built as a transport tank testing facility, has 23-foot ceilings, four (4) oversized, overhead doors, and a specialized service mezzanine. The space also includes a small fenced yard to the south.



SITE PLAN

400-450 Swenson Dr KENILWORTH, NEW JERSEY



AERIAL & HIGHWAY MAP

400-450 Swenson Dr KENILWORTH, NEW JERSEY

