

gen

WORX

Presented by

One
REAL ESTATE



warehouse and office space for lease

1965 Swarthmore Ave, Lakewood, NJ 08701



Building Overview

Designed specifically for efficiency, Genworx boasts modern offices with a view overlooking your private warehouse. It includes shipping and receiving docks, ample parking, fully stocked sandwich cafe and more.

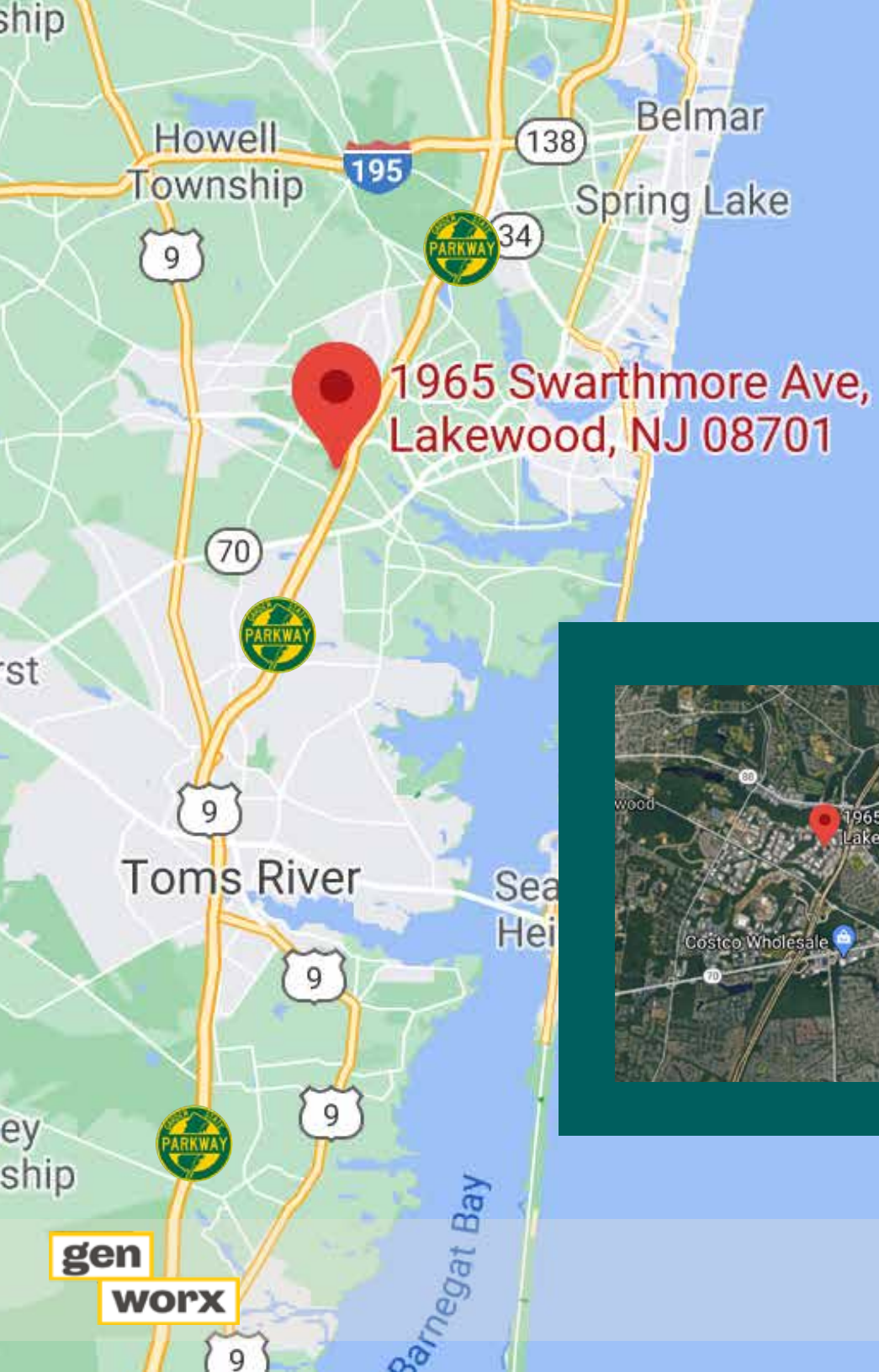
Property Summary

For size and pricing please call:
732-ONE-9898

gen
worx

One
REAL ESTATE

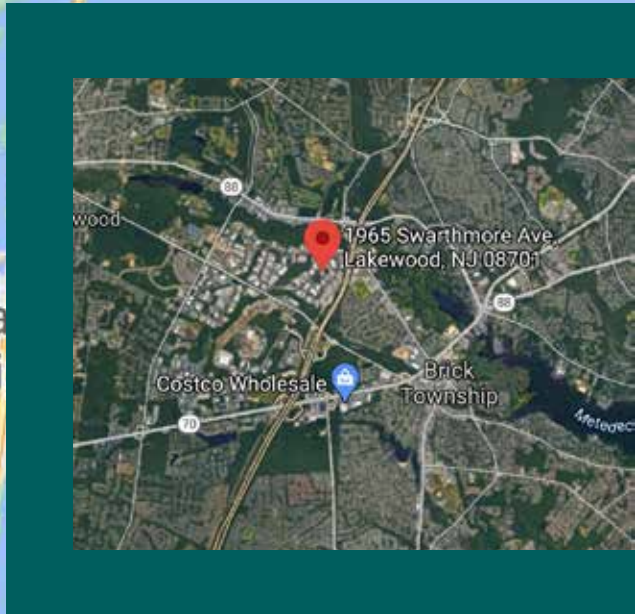
CHAYA
KLEIN
COMMERCIAL & RESIDENTIAL REAL ESTATE
732.ONE.9898



1965 Swarthmore Ave,
Lakewood, NJ 08701

Location Overview

1965 Swarthmore Ave is centrally located in the industrial park right off the GSP and Route 70.



5 Minutes to Rt 70

8 Minutes to Rt 9

3 Minute to GSP

12 Minutes to I95

gen
worx

One
REAL ESTATE

CHAYA
KLEIN
COMMERCIAL & RESIDENTIAL REAL ESTATE
732.ONE.9898



gen
worx

One
REAL ESTATE

CHAYA
KLEIN
COMMERCIAL & RESIDENTIAL REAL ESTATE
732.ONE.9898

SWARTHMORE WAREHOUSE ALTERATION

1965 Swarthmore Ave
Lakewood, N.J.

Block 1907 Lot 3

ARCHITECT
JOHN SARACCO ARCHITECT LLC
40 BOYD
SPRINGFIELD, NJ 07081
P: 973.278.4488
F: 973.278.4489
WWW.SARACCOARCHITECT.COM

MECHANICAL ENGINEER
SHARPE ENGINEERING, INC.
2550 ROCKAWAY AVENUE, SUITE 200
COLLINGSWOOD, NJ 07047
P: 856.485.8272
WWW.SHARPEENGINEERING.COM

STRUCTURAL ENGINEER
CONSOLIDATING ENGINEERS COLLABORATIVE, INC.
725 BOULEVARD
SPRINGFIELD, NJ 07081
P: 973.278.4488
WWW.CECCOLLAB.COM



MEZZANINE
3/32" = 1'-0"

LIGHT FIXTURE SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	MODEL #	HEIGHT	STEP	LOCATION	LENGTH	WIDTH	COLOR	QUANTITY	CONTROL	NOTES
A	LED 1x1 TRIP	LITHONIX CDS SERIES	CSL-184-MV02-D44-4R-800R-WH	CEILING	INTERIOR	18 1/2	480	24"	ACROQUINER			
B	LED 4x4 TRIP	LITHONIX CDS SERIES	CSL-184-MV02-D44-4R-800R-WH	WALL	INTERIOR	48 1/2	480	24"	ACROQUINER			
C	LED 2x4W	LITHONIX CDS SERIES	CSL-184-MV02-D44-4R-800R-WH	CEILING	INTERIOR	48 1/2	480	24"	ACROQUINER			
D	LED 4" RECESSED	LITHONIX CDS SERIES	CSL-184-MV02-D44-4R-800R-WH	RECESSED	INTERIOR	48 1/2	480	24"	ACROQUINER			

CEILING LEGEND

- OPEN TO ABOVE REFER TO MEZZANINE FLOOR FOR LIGHTING AND CEILING DETAILS
- HEIGHT ABOVE FLOOR
- SUPPLY DIFFUSER
- RETURN/EXTRACT GRILLE
- RECESSED WALL/WALLBOARD DOWNLIGHT
- RECESSED DOWNLIGHT
- RECESSED DOWNLIGHT WITH DIFFUSER
- SPRINKLER HEAD
- 2 x 2 RECESSED FLUORESCENT LIGHT
- 2 x 4 RECESSED FLUORESCENT LIGHT
- 2 x 2 ACOUSTICAL CEILING TILE
- 2 x 4 ACOUSTICAL CEILING TILE
- GYPSUM BOARD CEILING SOFFIT
- RECESSED CANOPY LIGHT
- PENDANT LIGHT
- EXHAUST DUCT

NO.	DATE	DESCRIPTION
1	08/14/24	ISSUED FOR PERMIT
2	08/14/24	ISSUED FOR PERMIT
3	08/14/24	ISSUED FOR PERMIT

MEZZANINE RCP

NO.	DATE	DESCRIPTION
1	08/14/24	ISSUED FOR PERMIT
2	08/14/24	ISSUED FOR PERMIT
3	08/14/24	ISSUED FOR PERMIT

A-401.

Genworx®

offers you the combination of a fully furnished office and an adjacent, yet separate, warehouse space that is ready for your needs on day one.

The Genworx® facility is fully staffed, from receptionists to floor operators, and fully equipped with private and shared offices, warehouse space to grow with, conference rooms, and kitchen. Get your contemporary office and take advantage of the full service warehouse with all 3PL services to help you scale.

... and the cherry on top?

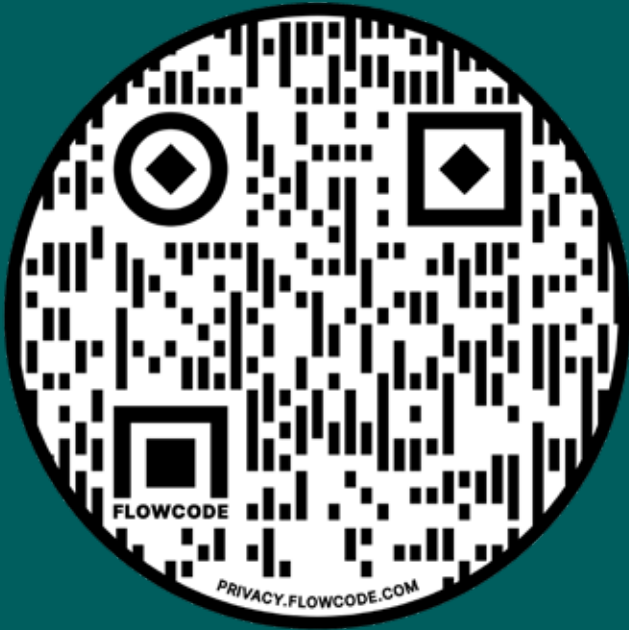
As your business grows we will be there with the services you want to help you scale: Business Consulting, Recruiting, Product Photography, and more



gen
worx

One
REAL ESTATE

CHAYA
KLEIN
732.ONE.9898



*OPEN YOUR CAMERA
TO SCAN THE QR CODE
AND GET A FULL VIEW
OF THE PROPERTY!



Chaya Klein P 732.ONE.9898 C 347.351.4665

A 1776 AVE OF THE STATES | STE 202 | LKWD NJ 08701 E CHAYAKLEIN@WER1RE.COM E INFO@WER1RE.COM