

±2.02 Acres For Lease

**±21,500 Sq. Ft. Class A
Maintenance Facility**

651 N Michigan Avenue

Kenilworth, New Jersey



BRAND NEW CONSTRUCTION COMPLETED SPRING 2024

For further information please contact Exclusive Broker:

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NAI DiLeo-Bram & Co.
Commercial Real Estate Services, Worldwide.



PROPERTY FEATURES

Class A $\pm 21,500$ SF Maintenance Facility

- Situated on ± 2.02 Acres of industrial land
- Ideal for corporate headquarters
- Well positioned with quick access to NYC markets via the Holland or Lincoln Tunnel
- Located within close proximity to Exit 13A of the NJ Turnpike and Newark/Elizabeth Ports
- Existing solar panels for reduced utility costs



YARD SPACE



PROPERTY FEATURES

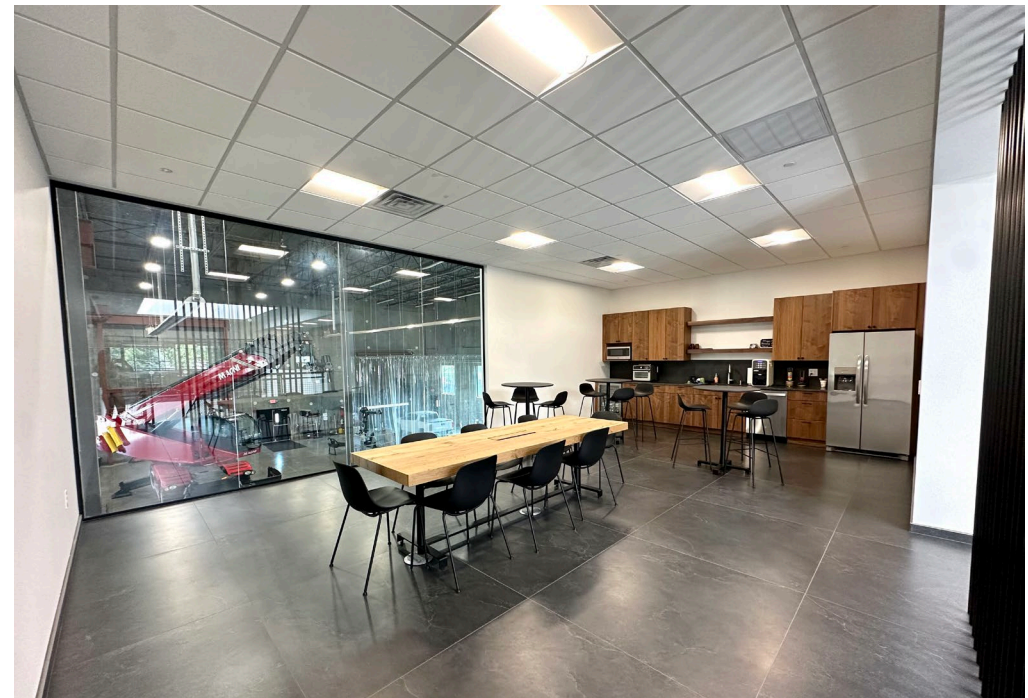
±5,500 SF Class A Office Space:

- Three executive offices
- Multiple open workspaces
- Break rooms
- Large training room
- Glass enclosed conference room
- Elevator access
- Separate warehouse office space



PROPERTY FEATURES

±5,500 SF Class A Office Space



PROPERTY FEATURES

±16,000 SF Warehouse/Maintenance Area:

- High cube warehouse space
- 35' clear ceiling height
- 58' x 25' column spacing
- Radiant heating
- Includes a 10-ton crane
- Fully functional wash bay featuring oil/water separator
- 5 drive-in doors (16' H x 14' W)
- 3-phase power (400 amps / 240 volts)

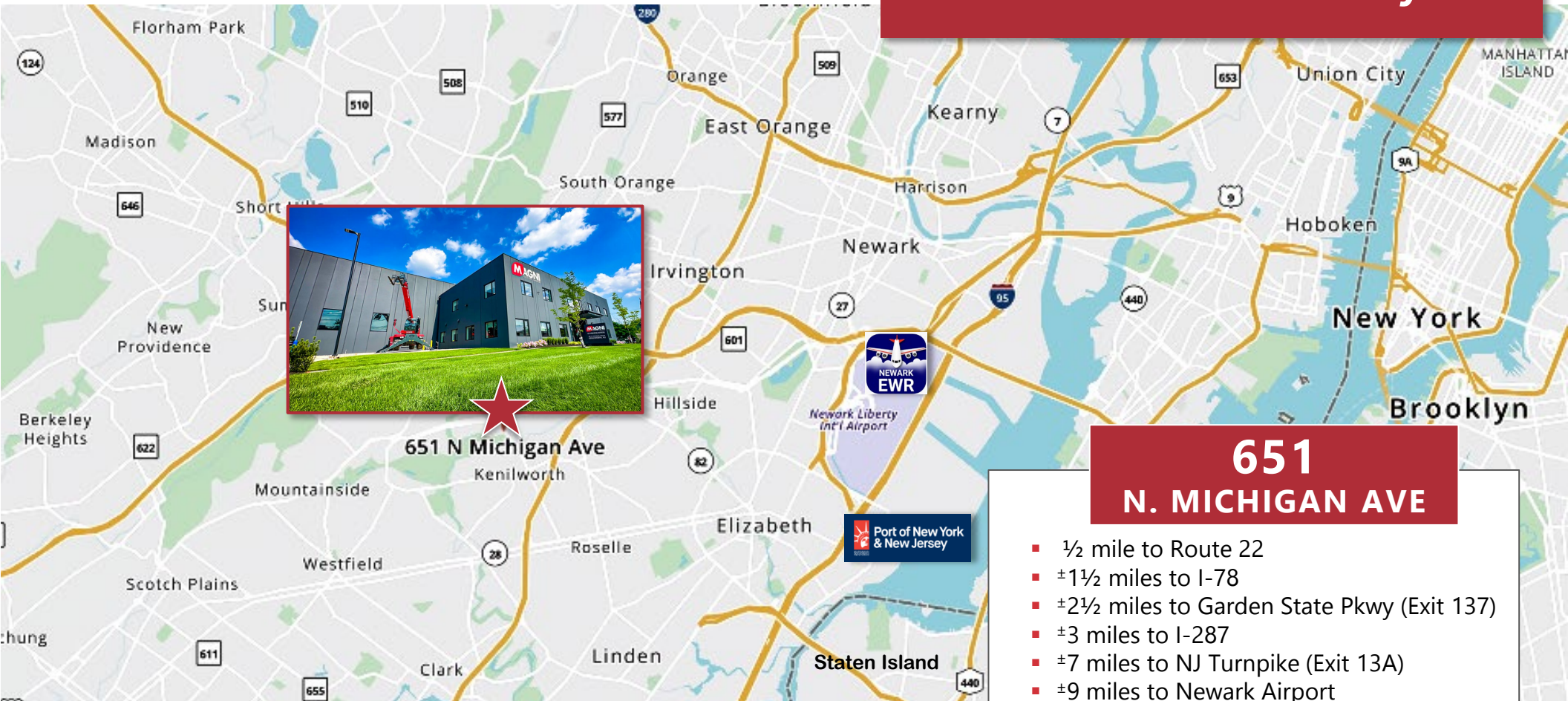


PROPERTY FEATURES

±16,000 SF Warehouse/Maintenance Area



±2.02 Acres For Lease
±21,500 Sq. Ft. Class A
Maintenance Facility



**651
N. MICHIGAN AVE**

- ½ mile to Route 22
- ±1½ miles to I-78
- ±2½ miles to Garden State Pkwy (Exit 137)
- ±3 miles to I-287
- ±7 miles to NJ Turnpike (Exit 13A)
- ±9 miles to Newark Airport
- ±10 miles to Port Newark/Port Elizabeth
- ±14 miles to NYC (via Holland Tunnel)

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