



FLEX BUILDING

FOR LEASE

# ±5,800 SF FLEX SPACE AVAILABLE

360 Carnegie Avenue, Kenilworth, NJ 07033

*For More Information, Contact the Exclusive Brokers*

**BRAD JACOBS**

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**THE BLAU & BERG COMPANY**

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Approx. 1.34 Miles to Garden State Parkway Exit 138  
 Approx 4 Miles to US Highway 1 & 9  
 Approx 5 Miles to I-278  
 Approx 6.5 Miles to NJ Turnpike Exit 13  
 Approx. 9.9 Miles to Newark Liberty International Airport  
 Approx. 16.3 Miles to the Holland Tunnel  
 Approx. 21.3 Miles to the Lincoln Tunnel

## OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	5,800 SF
Building Size:	5,800 SF

## PROPERTY HIGHLIGHTS

- Loading: 1 Dock Door
- Ceiling: 11 Feet Clear
- Sprinklers: Wet
- AC: Fully Airconditioned
- Office: 1,800 SF
- Flex: 4,000 SF
- Lot Size: ±0.84 Acres (Block 173, Lot 11)

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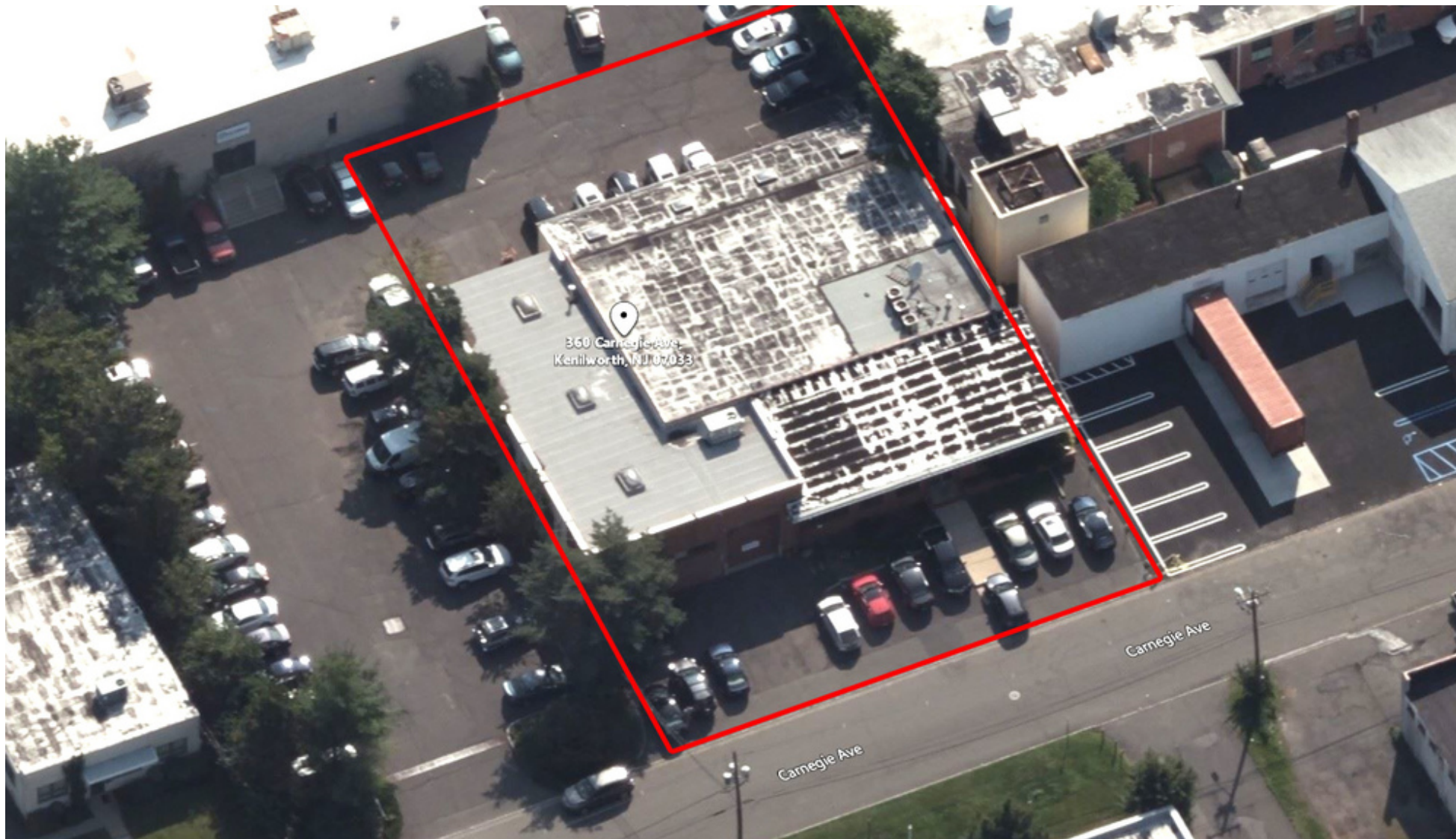
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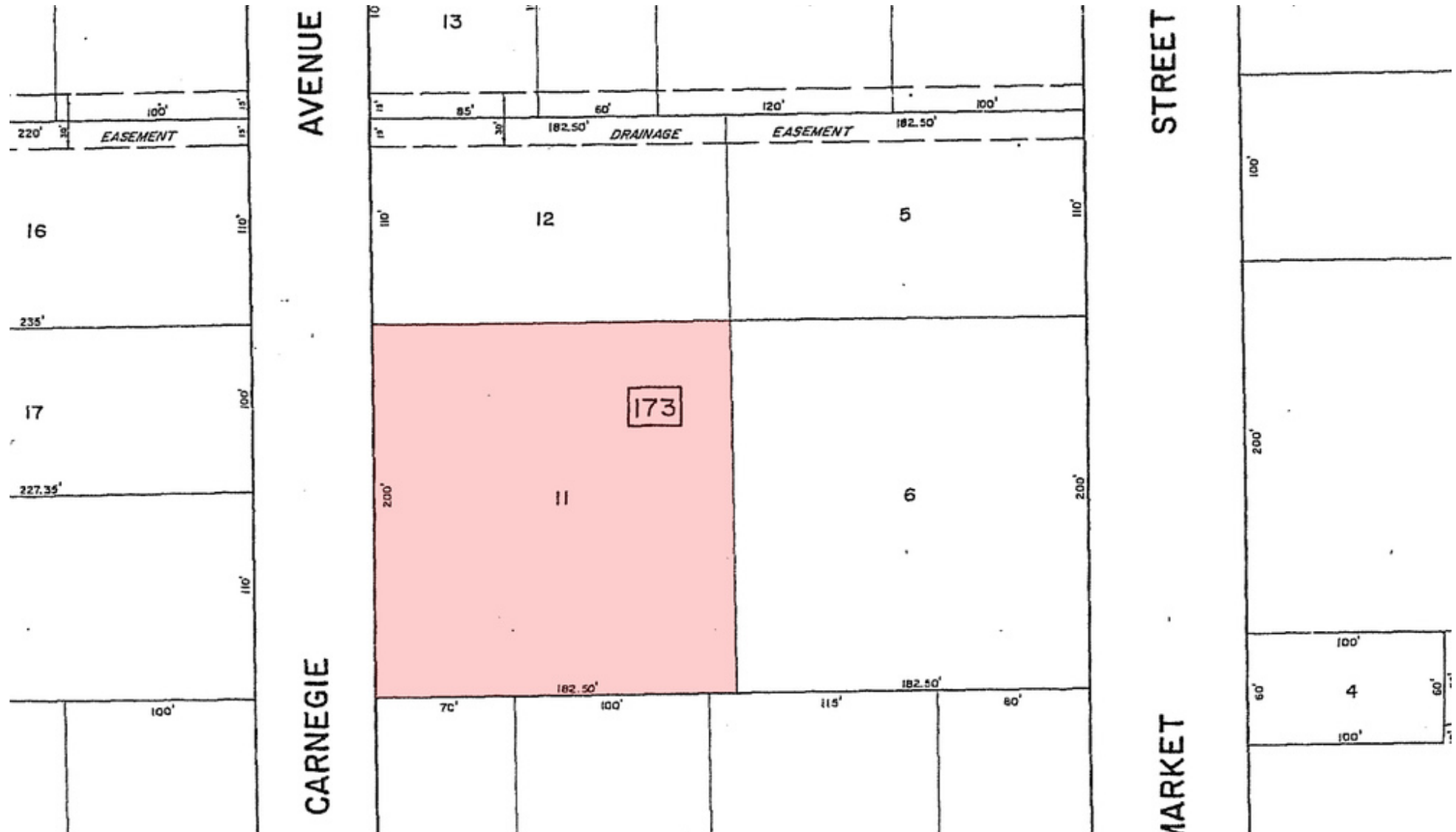
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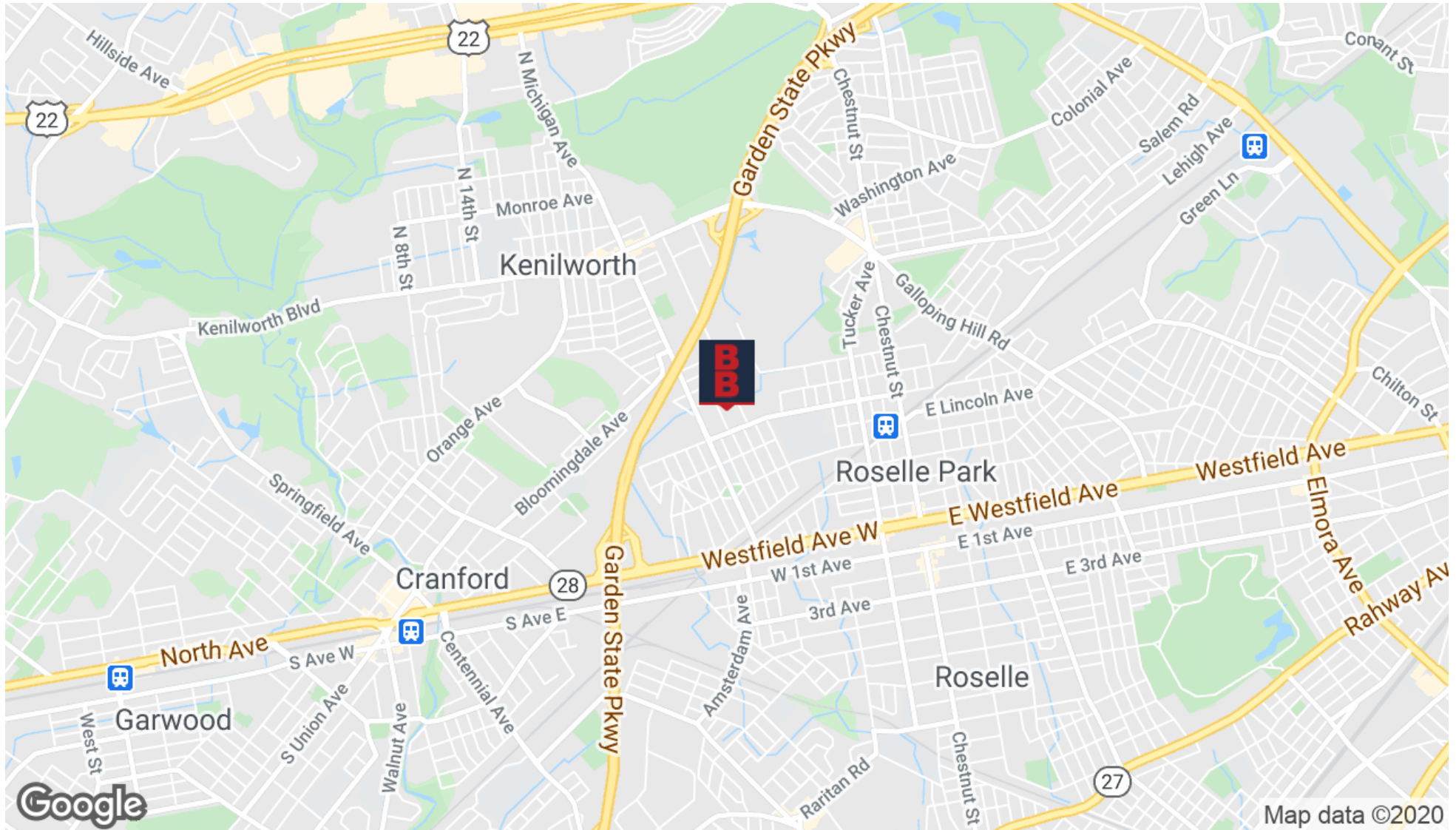
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