

10 Charles Street, Westwood, NJ



6,000 SF OFFICE/FLEX FOR LEASE

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Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

Bright, first floor space located off Old Hook Road, in walking distance to HUMC North Hospital in Westwood! Office/Flex/Instructional Recreation (Martial Arts, Dance, Yoga, Personal Training, & Tutoring), and many other uses could be a good fit for this space located near GSP exit 168!

*Space is Divisible bring us your ideas!!

SF Available	6,000 (Divisible)
Lease Price	\$15.00 RSF +Utilities
Total SF Building	120,000
Heat	Gas
Zoning	LM – Light Manufacturing (See list of approved uses)
Parking	On site plus street
Date Available	Vacant (Approx. 30 Days)



§ 195-125 B. The principal permitted uses allowed in the LM District include the following:

- (1) Light manufacturing.
- (2) Warehouses.
- (3) Self-storage facilities.
- (4) Laboratories.
- (5) Business, professional and medical offices.
- (6) Essential municipal purposes.
- (7) Child-care facilities, subject to §195-129B.
- (8) Instructional dance or martial arts studios;
- (9) Glass, window or mirror businesses;
- (10) Individualized instructional sports training facility (excluding health clubs), shall not exceed a maximum net training floor area of 10,000 sf;
- (11) Automotive and Automotive body repair shops. Outdoor storage associated with such facilities shall conform with the outdoor storage requirements noted in the accessory uses in this zone;
- (12) Car leasing and rental facilities. Outdoor storage associated with such facilities shall conform with the outdoor storage requirements noted in the accessory uses in this zone;
- (13) Fabrication businesses;
- (14) Garden Centers and Nursery
- (15) Contractor facilities (permitting tradesman such as; painters, plumbers, carpenters, electricians, roofers and excavators). Outdoor storage associated with such facilities shall conform with the outdoor storage requirements noted in the accessory uses in this zone;
- (16) Security businesses;
- (17) Printing facilities
- (18) Medical supplies;
- (19) Medical products research and development facilities