

Unit C



+/- 2,310 SF (Unit C)

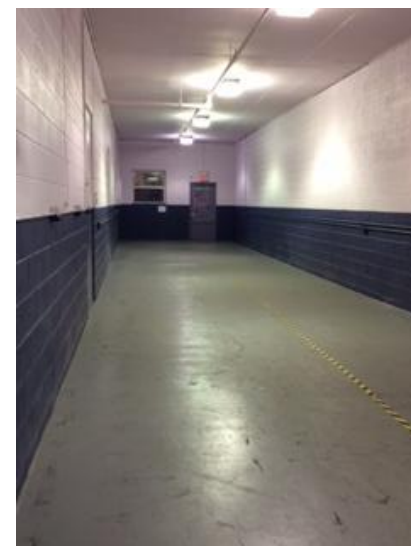
Located off
Kinderkamack Road

Flex/Storage/Light Assembly
Adjacent to Strip Mall

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Physical Description

SF Available Unit C: +/-2,310 RSF
Total SF: 14,225
Price: \$16.00 PRSF
CAM/Other: +/- \$4.19 PRSF+ Utilities
Parking: 2/1,000 RSF, 4 Space Max.
Ceiling Height : 11.0
Column Space 20x20
Heat: Gas
Zoning: IM *See Attached
Loading: Shared Covered Drive-In



LOCATED ONE BLOCK FROM KINDERKAMACK ROAD. WALK TO BUS AND TRAIN, WALK TO STARBUCKS, SHOPPING CENTER, MARSHALLS, BANKS, POST OFFICE, RESTAURANTS, DELIS, ETC. GENEROUS OFF-STREET AND STREET PARKING AVAILABLE, SHARED LOADING

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 Principal Permitted Uses in the IM Industrial & Manufacturing Zone (Subject to Change)

According to Emerson Borough Code §290-21, the following uses are permitted in the IM Zone:

Woodworking

Furniture repair

Upholstery

Printing and publishing

Electrical, plumbing, and building services and sales

Wholesale sales

Warehousing (listed in the 2017 zoning amendment)

Industrial and manufacturing uses that meet performance standards in Article IX

Light manufacturing, defined as less capital-intensive, more labor-intensive operations producing goods for end consumers

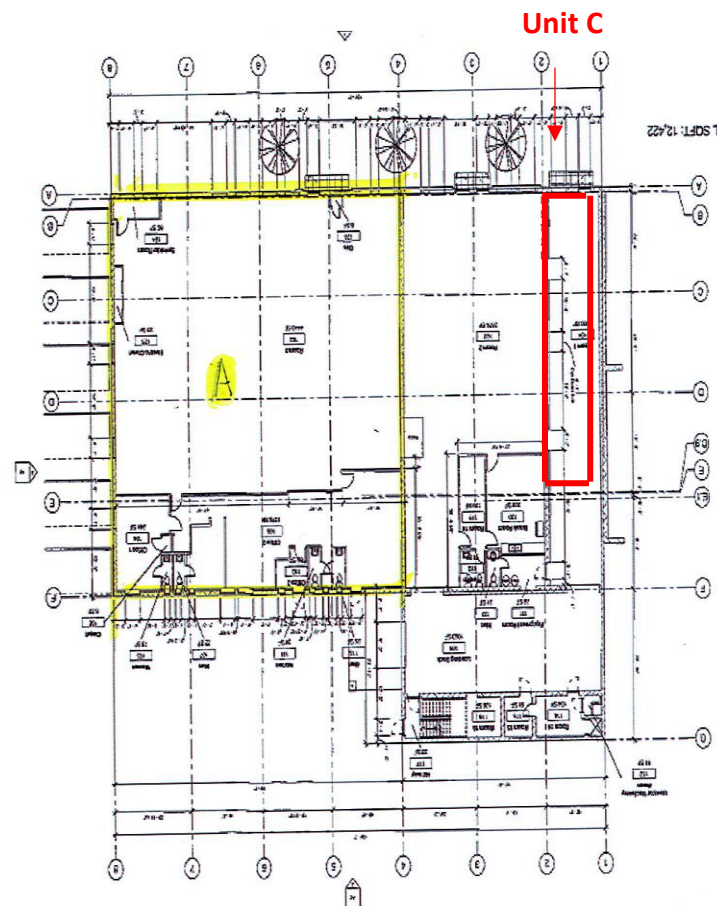
Retail (per 2017 amendment)

Service commercial uses (per 2017 amendment)

Educational studios (per 2017 amendment)

Professional offices (per 2017 amendment)

Automobile-related services (per 2017 amendment)



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