



Space Summary

Immediately available flex/storage unit in prime Wayne location. This fully air conditioned unit received recent upgrades including epoxy floors and LED lighting. Perfect space for any storage user, assembly, light manufacturing, tech and more.

The property is in close proximity to major highways including Routes 80, 46, 23 & 3 and is less than a 20 mile drive from Manhattan.

Public transportation is available nearby with a bus stop within approximately 4 minutes walking distance and the Wayne/Route 23 Transit Center train station within 2 miles.



Specifications

Total Size	±2,800 SF
HVAC	Heated & Air Conditioned
Utilities	Separately Metered
Column Spacing	No Columns
Private Offices	1
Rent (NNN)	\$12.50 PSF net \$2,900 per month net
Parking	10 Spaces

ROBERT ADAMS
Principal/Broker of Record
908.627.5400
radams@gardenstaterealty.net

GARDEN STATE REALTY
204 Passaic Ave, Suite 1
Fairfield, NJ 07004
973.846.0300 | gardenstaterealty.net

