



INDUSTRIAL PROPERTY

FOR LEASE

100-124 NORTH 12TH STREET

100-124 North 12th Street, Kenilworth, NJ 07033

For More Information, Contact the Exclusive Brokers

CHRISTIAN WALSIFER, CCIM, SIOR

Executive Senior Director

cwalsifer@blauberg.com

973.379.6644 x137



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

www.blauberg.com

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PROPERTY DESCRIPTION

Lease Rate - \$5.75 PSF NNN
 Taxes + CAM - \$1.55 PSF
 ±5,000-32,500 SF warehouse
 ±10,000 SF 2nd Floor Office

PROPERTY HIGHLIGHTS

- 12' - 16' Clear Ceiling Height
- Tailboard and Drive-in Loading
- Wet Sprinkler System
- Steam Oil Heat
- Heavy 3-phase Electric Service

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LOCATION DESCRIPTION

Easy Access to Route 22, Garden State Parkway
 Ideal for Warehouse/Manufacturing/Assembly
 90 Car Parking Paved Lot
 Fenced Yard for Additional Parking & Storage?

OFFERING SUMMARY

Lease Rate:	\$5.75 SF/yr (NNN)
Available SF:	10,000 SF
Lot Size:	4.56 Acres
Building Size:	32,500 SF

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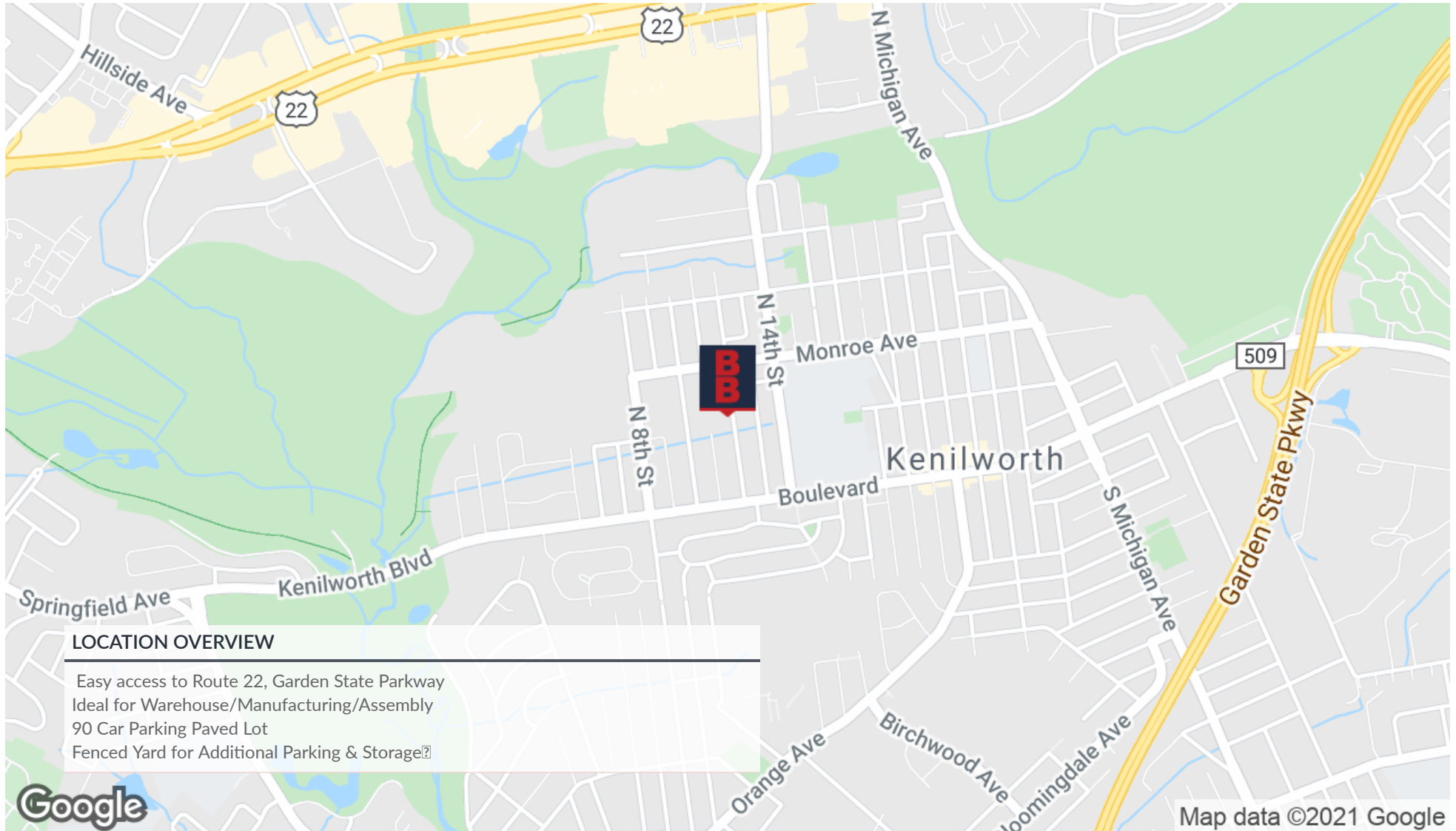
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LOCATION OVERVIEW

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Map data ©2021 Google

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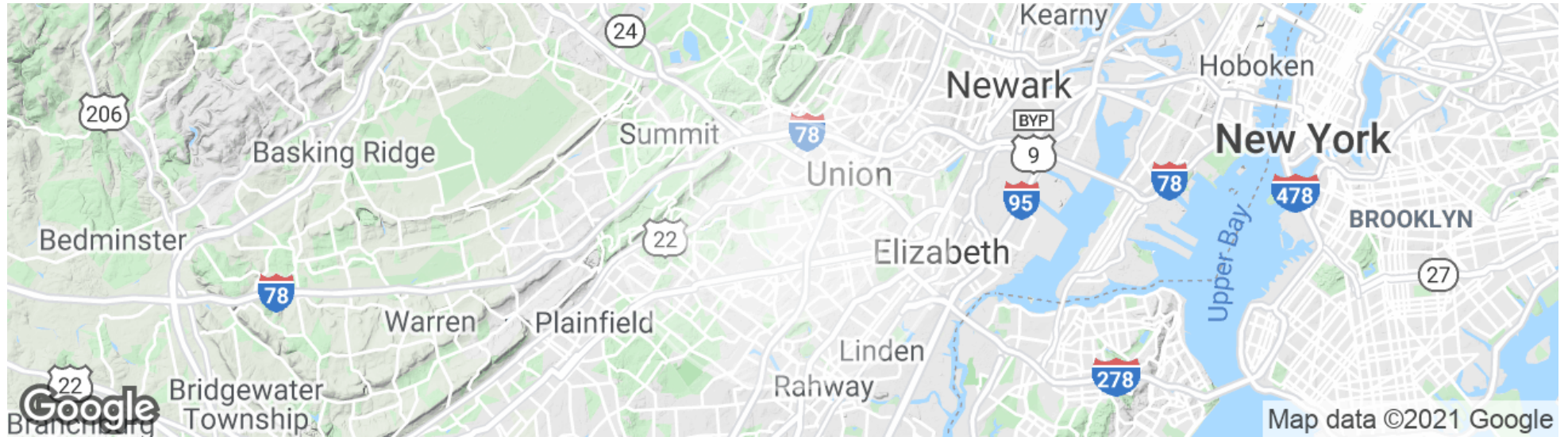
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,419	142,760	417,378
Median age	41.7	41.0	39.4
Median age (Male)	41.1	39.5	37.7
Median age (Female)	43.0	42.3	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,543	52,078	148,889
# of persons per HH	2.7	2.7	2.8
Average HH income	\$107,237	\$105,146	\$106,424
Average house value	\$406,594	\$442,905	\$483,375

* Demographic data derived from 2010 US Census

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