

Industrial Building For Lease

**401 E. Oak Avenue
Lawnside, New Jersey**

Description:

L-shaped industrial facility in prime location on 3 acres of land. Perfect for Machine / Tool Shop or other small industrial business. Building has excellent visibility. The property also provides significant outdoor space for storage.

Size:

- Total 5,878 SF

Location:

- Easy access to Route 295
- Close to Woodcrest Rail Station
- Corner of Grant Avenue and E. Oak Avenue

Utilities:

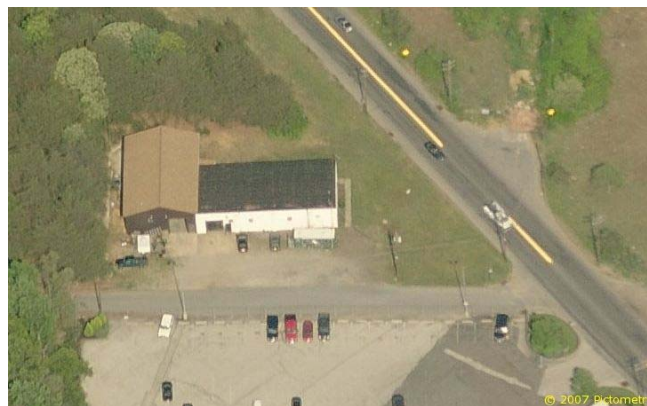
- All utilities available
- HVAC

Features:

- 16 – 18 Ft Ceiling Heights
- 2 drive-in doors
- 1 drive through overhead door provides ability to move materials inside from one building to the other
- 400 SF Office
- 2 Restrooms
- Outdoor storage space
- 10 parking spots

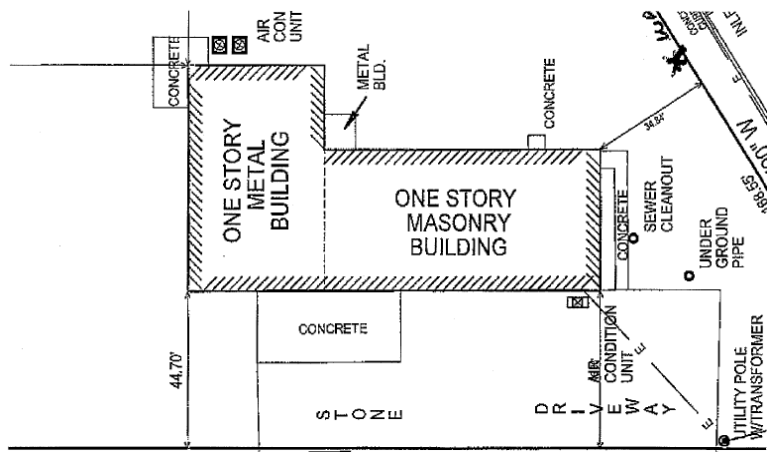
Benefits:

Building offers tremendous flexibility for tenant to set up efficient operation. Two sections each having drive in doors providing access. The high ceilings and outdoor space surrounding the building make this facility a superior building for a wide variety of small industrial businesses.



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