

8 Ridgedale Avenue (2 Wing Drive)

CEDAR KNOLLS, NJ

UNIQUE FLEX/INDUSTRIAL SPACE--BELOW MARKET



Available Space

- Approx. 16,550 SF (85% ofc/15% whse)
- Unique Floor Plan w/Modern Upscale Finishes
- Large Open Bullpen w/Perimeter Offices
- Can be Reconfigured to ALL Warehouse
- Eat-In Kitchen/Private Bathrooms
- Conference Rooms/Perimeter Private Offices
- Two (2) Loading Docks
- 18ft Ceilings
- DIRECT Lease Opportunity Available (Currently Sublease)
- Asking Rental Rate: \$14.00psf FULL-SERVICE GROSS (Everything is Included!)

Property/Building Features

- Located in Pristine Office Park at the Corner of Ridgedale Ave and Wing Drive
- Abundant On-Site Parking
- Monument and Building Signage Available
- On-Site Management
- Close Proximity to ALL Major Highways EXCELLENT VISIBILITY!
- Ideal for ANY Light Industrial Use, Recreational Use Instructional OR General Offices Needing Storage!
- **PLUG AND PLAY OPPORTUNITY!**

Contact Our Exclusive Agent

Helene Elbaum

helbaum@newmarkrealestate.com

Mobile: 201.320.3430

Office: 973.884.4444 ext. 26



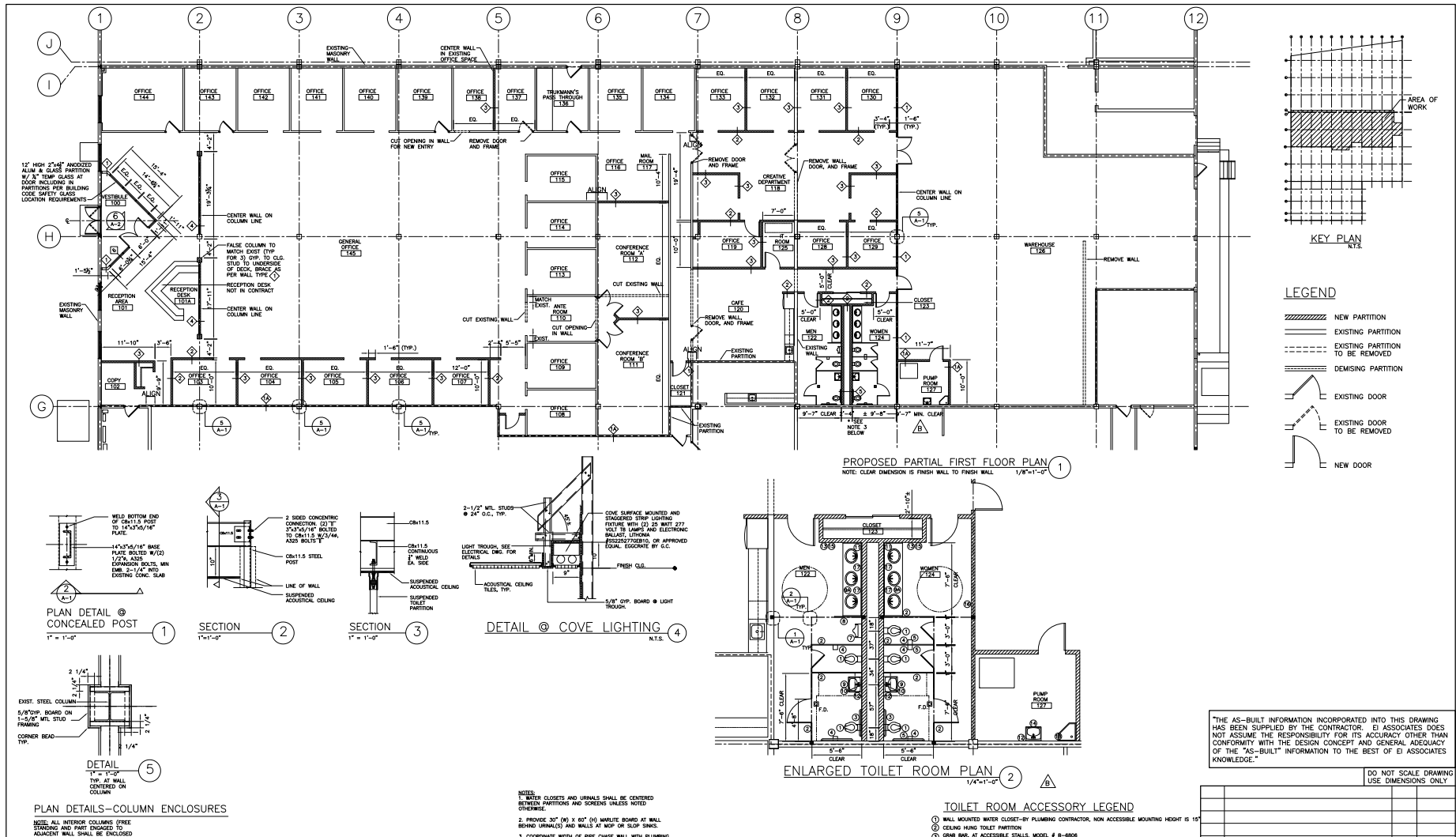
YEARS STRONG

2021 Newmark Associates, CRE, LLC. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

8 Ridgedale Avenue (2 Wing Drive)

CEDAR KNOLLS, NJ

Floor Plan



2021 Newmark Associates, CRE, LLC. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.