



# BUILDING FOR SALE WITH OUTDOOR STORAGE KENVIL, NJ 745 US-46

## BUILDING FEATURES

- +/- 3800 Total sf
- +/- 2500 sf Retail space including showroom with display windows, private office, and restroom
- Ten customer parking spaces
- +/- 1300 sf Industrial/warehouse space with 14' clear ceiling height and one drive-in door
- Fenced in area with gate for outdoor storage and commercial parking
- [Click here for Zoning: B-2 Highway District](#)

## Call for Pricing

For more information contact:

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## PROPERTY FEATURES

- +/- 1.9 Total acres
- Traffic count 16,000 vehicles per day
- Building and monument signage available
- Proximate to Ledgewood Commons Shopping Center, restaurants, and banking
- Direct access to 'Morris & Essex' Railroad Line
- 5 Minutes to Route 80



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