

FOR SALE

16,837 SF on 1.28 AC
INDUSTRIAL/FLEX

400-450 Swenson Dr
Kenilworth, NJ



Investment Possibilities!*

**Tenants are month to month*

INQUIRE FOR SALE PRICE

Property Features

- Lot Size: 1.28 Acres
- Total Building Size: 16,837 SF
 - 400 Swenson Dr: 12,817 SF
 - 450 Swenson Dr (Office): 1,623 SF
 - 450 Swenson Dr (Bay/Warehouse): 4,020 SF
- Total Office Space: 1,623 SF
- Heating/AC: Office Building Only
- Three (3) Drive-in Doors
- Four (4) OS Overhead Doors
- Parking: Paved & Fenced Areas
- Zoning: Industrial Zone (I)
- Taxes: \$42,948 (2022)

For more information

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

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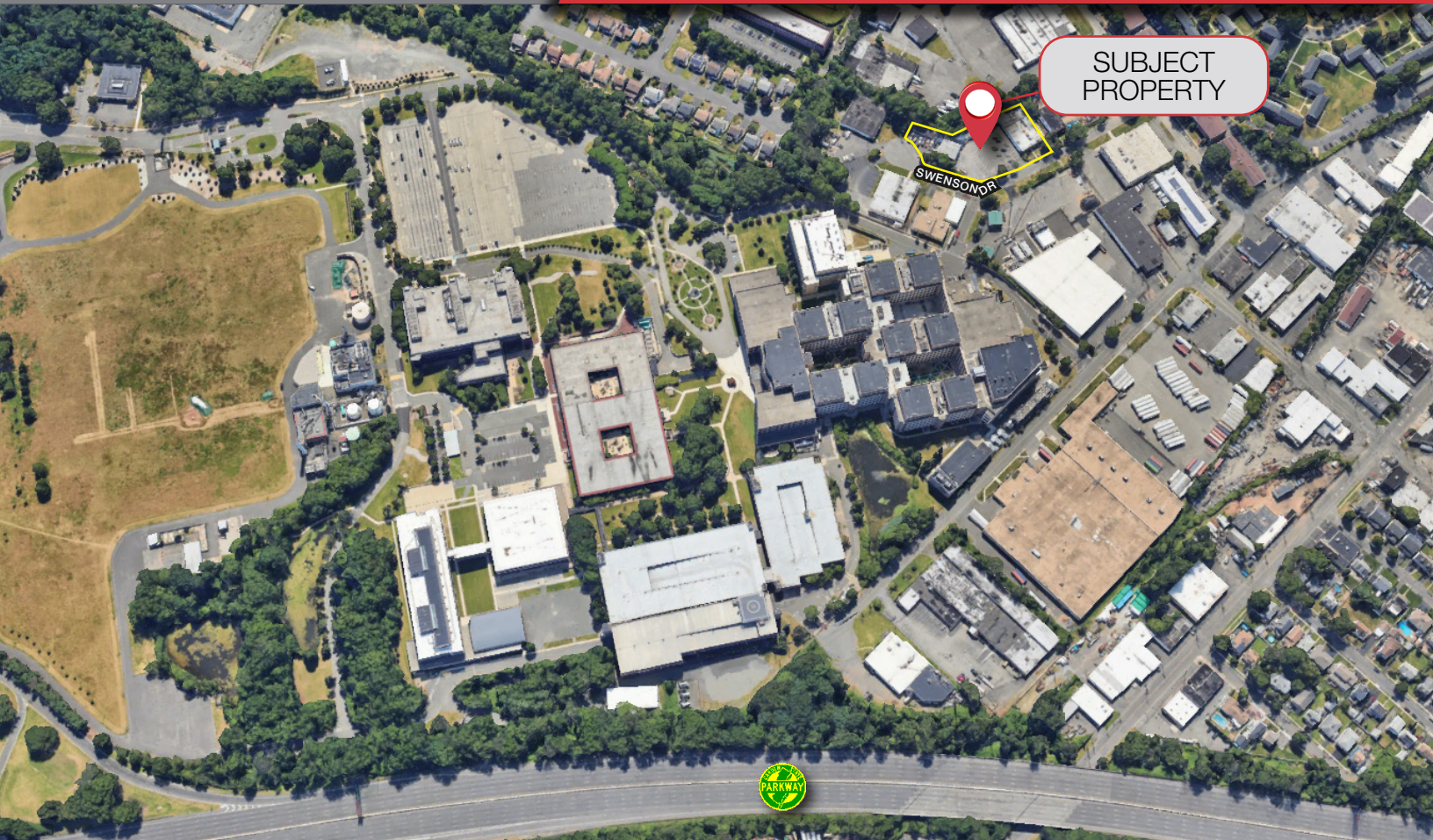
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

AERIAL & HIGHWAY MAP

400-450 Swenson Dr Kenilworth, NJ



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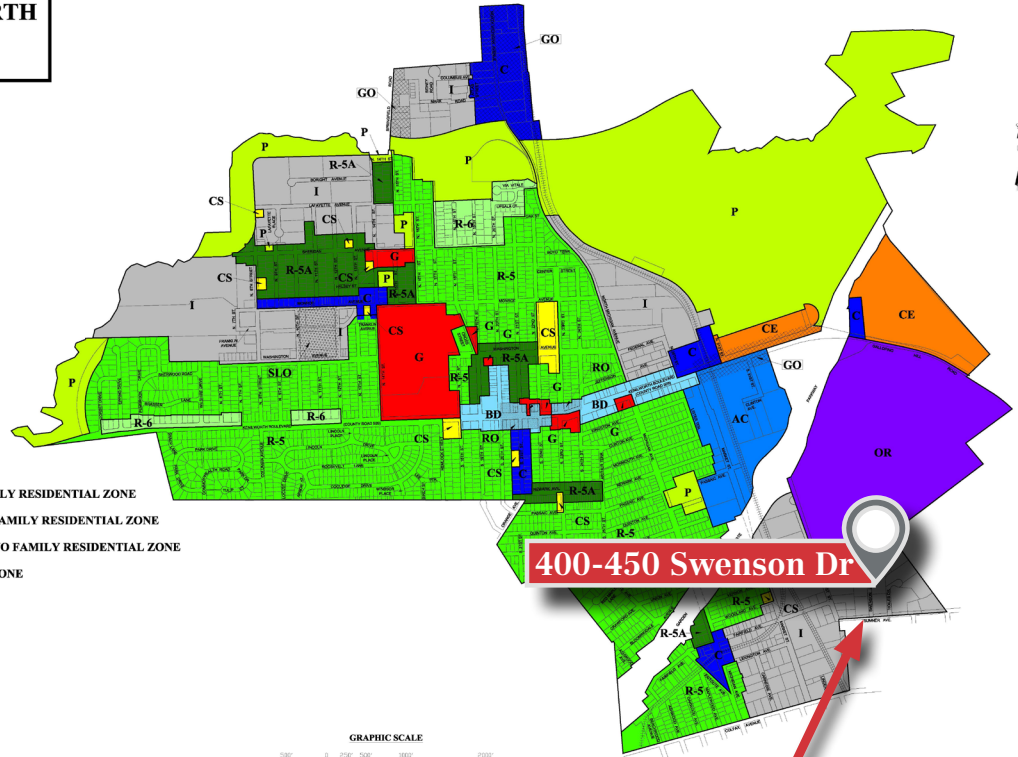
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BOROUGH OF KENILWORTH UNION COUNTY, NEW JERSEY ZONING MAP SEPTEMBER, 2015



LEGEND

R-6	LOW DENSITY SINGLE FAMILY RESIDENTIAL ZONE
R-5	MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL ZONE
R-5A	HIGH DENSITY ONE AND TWO FAMILY RESIDENTIAL ZONE
B-D	BOULEVARD DOWNTOWN ZONE
AC	AREA COMMERCIAL ZONE
C	COMMERCIAL ZONE
OR	OFFICE RESEARCH ZONE
I	INDUSTRIAL ZONE
G	GOVERNMENT ZONE
P	PARK ZONE
CE	CEMETERY ZONE
CS	COMMUNITY SERVING ZONE
SLO	SENIOR LIVING OVERLAY ZONE
GO	GATEWAY OVERLAY ZONE
RO	RESIDENTIAL OVERLAY



400-450 Swenson Dr



NOTE:
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BOROUGH PLANNER



Permitted Uses - The following uses are permitted in the I District:

- A. Office buildings.
- B. Recreational uses.
- C. Warehouses.
- D. Scientific or research laboratories.
- E. Manufacturing or industrial facilities.

Prohibited uses

- A. Any use other than those uses permitted by §197-54 above is prohibited. No use shall be permitted which will in any manner create any dangerous, injurious, noxious or otherwise objectionable fire, explosive, radioactive or other hazard; noises or vibration; smoke, dust, odor or other form of air pollution; dampness or movement of air; electrical or other disturbance; glare; liquid or solid waste in any manner or amount unless that use conforms to the performance standards of §197-56. No use shall be permitted which is detrimental to the health, safety, morals or general welfare of the Borough of Kenilworth.
- B. No condition shall be created which shall interfere with the enjoyment of adjoining residences and residential uses or impair property values in adjoining residential zones. These restrictions shall be enforced by the Planning Board at the time that it approves the site plan of the proposed use, and the Planning Board shall require screening, landscaping or other improvements to carry out the intent of this provision.
- C. Retail or wholesale sales.