

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

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YEARS STRONG

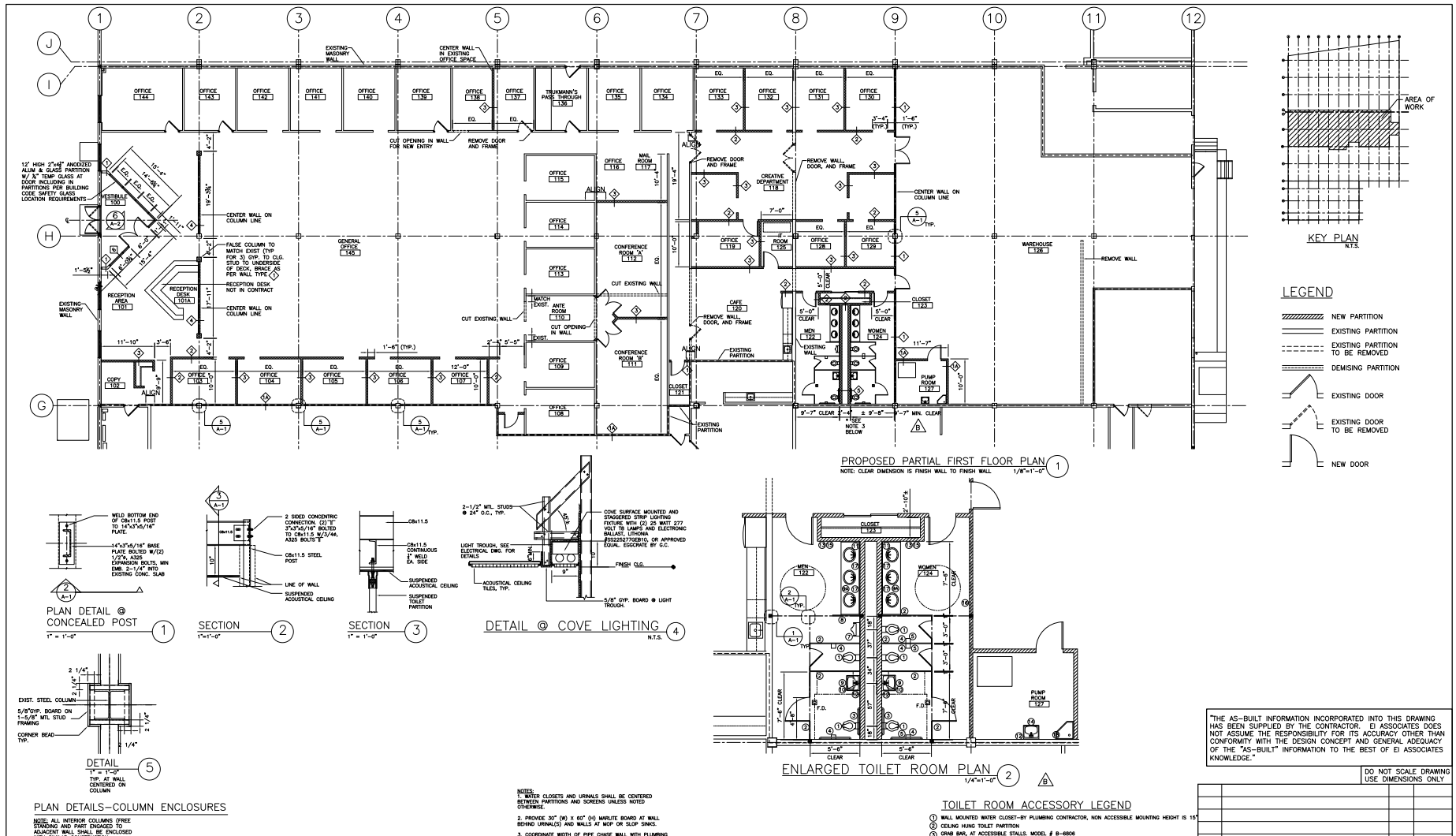
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Floor Plan



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