

For Lease

**625 Central Ave
Westfield, New Jersey**

± 10,632 Total Sq. Ft. Flex Warehouse & Office

Only Two Contiguous Units Left Available

**Full AC Throughout
Heavy Distributed Power
Existing Air Lines**



**Heavy Power &
Full HVAC In Warehouse
Serviced By Drive In Door**

**Ideal Mfg., Assembly, Tech,
Pharma, E-Commerce,
Warehouse Space**

**Drop Ceiling/Tile Floor with Full AC
Clean Production Environment;
Floor Drains Possible**

Total Building: ± 14,250 Sq. Ft. (Two Story)

Acres/Zone: ± .58 Acre Zoned GB-3

Occupancy: 30 Days

Available Units

Unit A: ± 2,000 Sq. Ft. Industrial
± 3,000 Sq. Ft. Office
± 2,774 Mezzanine / Flex
± 7,774 Sq. Ft. Total

Heavy Power & Drive In Door
Full HVAC Including Warehouse



Contiguous- Can Be Combined With:

Unit B: ± 2,958 Sq. Ft. Office; 16 Private Offices, Large Oversized
Conference Room Ideal Showroom, Meeting Area, Classroom, Studio
Separate Entrance, Restrooms, Copy/Print/Shipping Rooms.

Taxes: \$ 3.57/Sq. Ft.

CAM: \$ 3.00 Sq. Ft.

Lease Rate: \$ 18.75 Sq. Ft. For Base Building

For Lease

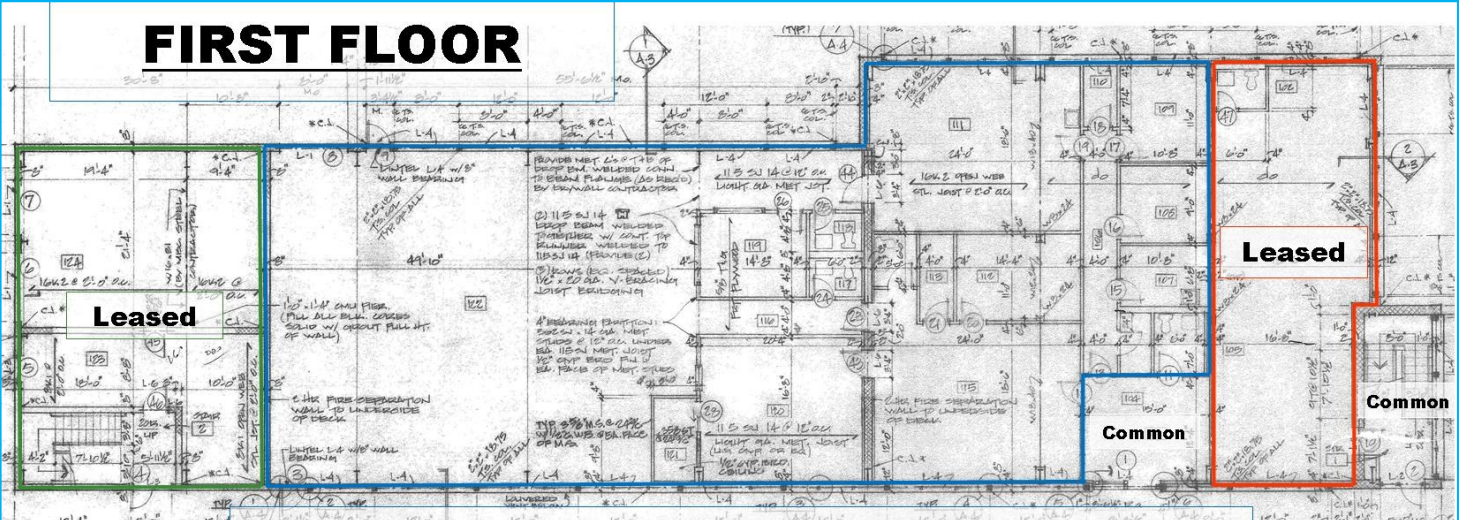
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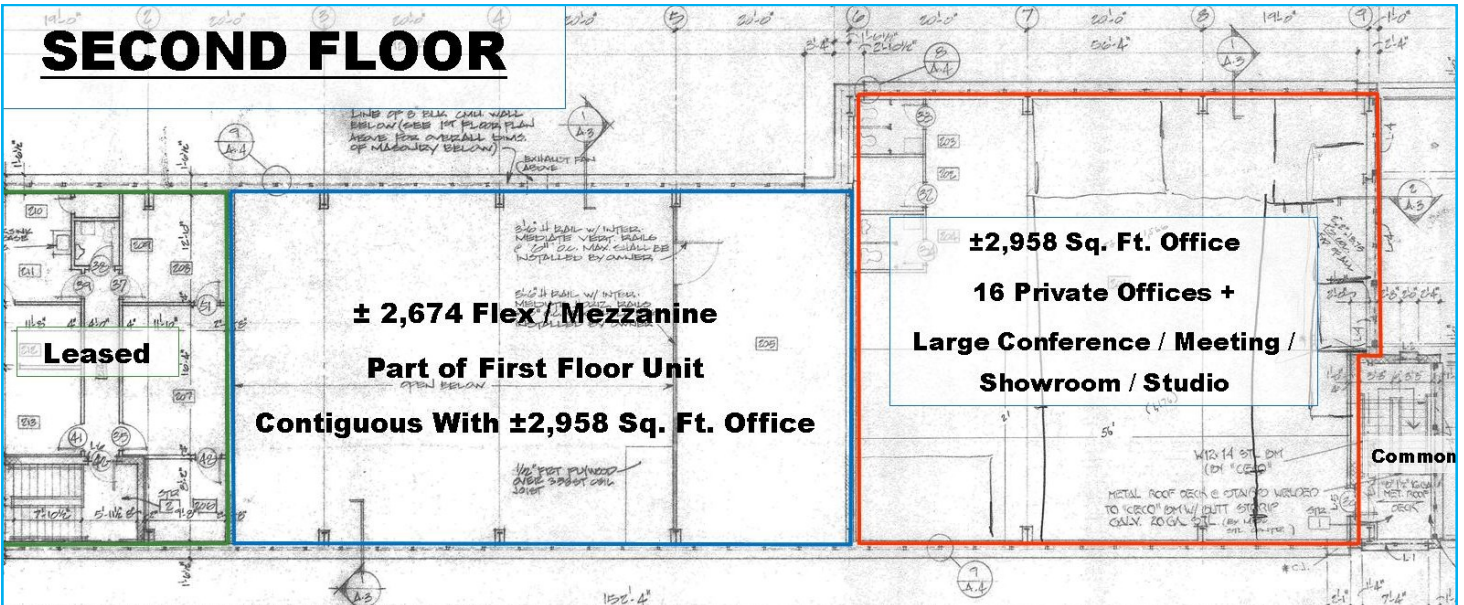
FIRST FLOOR



Available Unit A: ±7,674 Total Sq. Ft.

± 2,000 Industrial / ±3,000 Office / ± 2,674 Flex / Mezzanine Space

SECOND FLOOR



625 CENTRAL AVE is.....



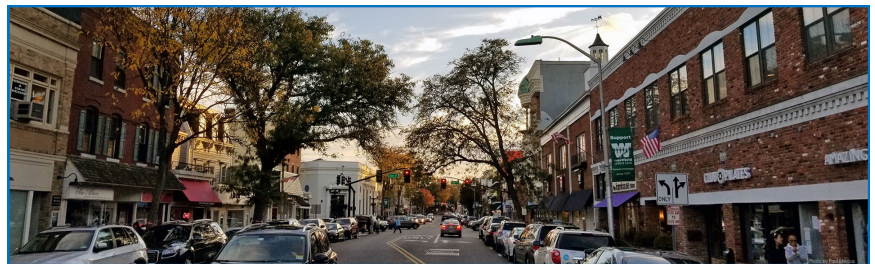
Air Lines
Distributed Power

Multiple Divisions & Flexible Uses

- ± 14,250 Total Sq. Ft. Flex Warehouse & Office
- ± 6,100 Sq. Ft. Warehouse Ideal For Mfg., Pharma, Assembly, Tech.
- ± 8,150 Sq. Ft. Traditional Office Area OR Majority Could be Converted to Assembly, Pharma, Tech, Drop Ceiling Tile Floor w/Full AC Clean Production Environment.

Downtown Westfield

Quality of Life for Employees—
Shopping & Dining Downtown
Less Than Half a Mile Away



Convenient Commute

Via Garden State Parkway Exit #135 (Clark/Westfield) only 2.5 Miles away OR
Walk to NJ Transit Train Less Than Half a Mile Away- 20 Min. to Newark Penn

Infrastructure

800 Amps Power, 3 Drive Ins, Air Lines, Full HVAC Throughout Building
Ideal Pharma / Tech / Assembly / Manufacturing
Drop Ceiling Tile Floor Clean Environment