

OFFICE FOR LEASE

216 COMLY ROAD

Lincoln Park, New Jersey 07035

+/-9,594 SF OFFICE FREESTANDING BUILDING



14 Individual Offices / Classrooms /
4 Front Offices / Large Backyard
100 Surface Parking Spaces + 2nd Lot



Building conveniently located one block from the NJ Transit Lincoln Park Train Station.



PROPERTY	OVERVIEW
Building Type	Office
Year Built/Renovated	1955/2021
Building Height	One Story
Building Size	5,000 SF - 9,594 SF
Ceiling Height	10' +
Parking	100 Surface Parking
Term	Negotiable
Rental Rate	Upon Request
Available	Now

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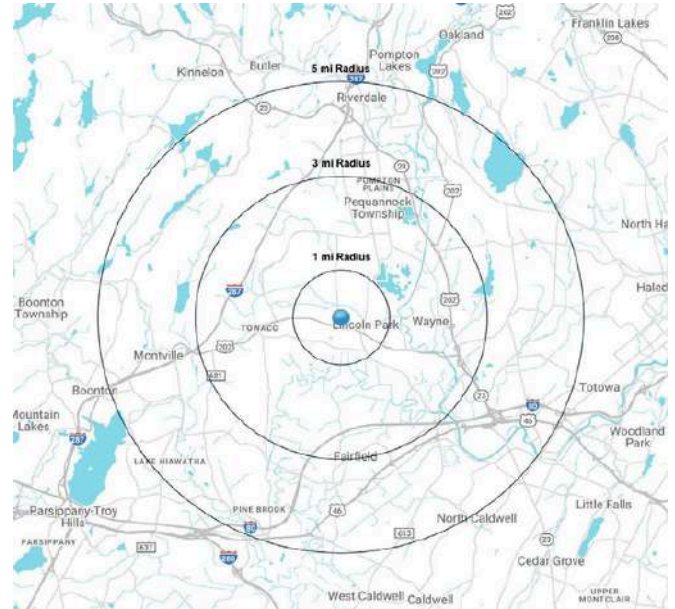
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NEIGHBORS

ShopRite, Walgreens, Anthony Francos Pizza, Supercuts, FedEx, Dunkin', CVS, Bubbakoo's Burritos, Kenko Sushi, Jersey Mike's Subs, McDonald's, Hackensack Meridian Urgent Care

LOCATION



Situated across from the Lincoln Park, NJ Transit Rail station, within 2 blocks access to restaurants, shopping, and surrounding businesses.



Incredible location just minutes from Route 23, Route 287 and Route 80.

Property features include easy site access, ample surface parking, a second parking lot, high ceilings with Building Signage Available.

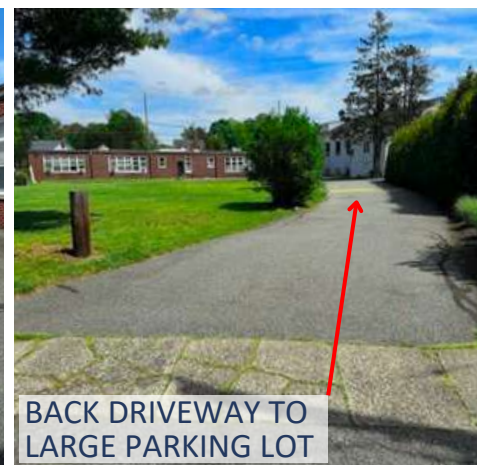
Large Backyard, building located on 1 1/2 Acres. Basketball size blacktop sits outside the back of the building, leading to large grassy backyard, along with a back driveway entrance to large parking lot.



BACKYARD



BLACK TOP



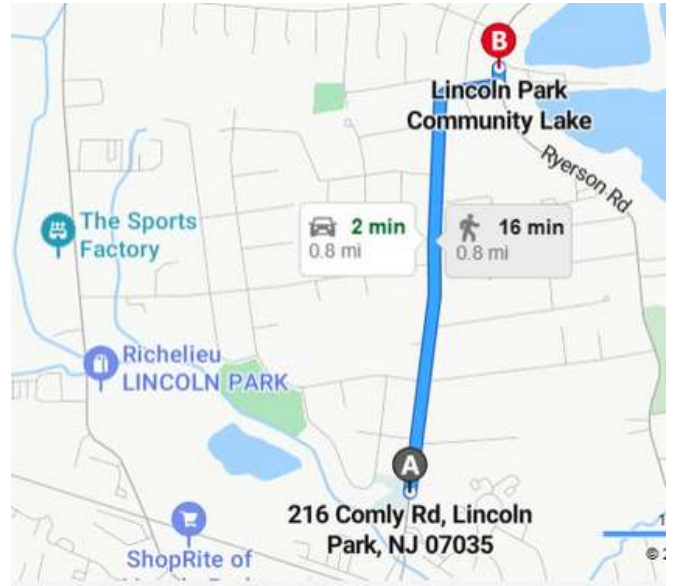
BACK DRIVEWAY TO LARGE PARKING LOT

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Lincoln Park Lake

Located less than one mile from 216 Comly Road in Lincoln Park, Lincoln Park Lake is .8 miles from the property, just a few blocks away.

Kayaks, peddle boats and Stand-up kayaks are available. Fishing, swimming and summer concert series.

