

FOR LEASE: 60,000 +/- SQ. FT. INDUSTRIAL PROPERTY



282 GROVE AVE

CEDAR GROVE, NJ 07009

Contact **Exclusive Broker**

ERIC LEWIN

Office (201) 438-1177 x107

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MATT FAVIERI

Office (201) 438-1177 x131

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Team Resources is pleased to present this 60,000 +/- sq. ft. single-story free-standing industrial property. Position your business in one of Essex County's most accessible and business-friendly locations. **282 Grove Avenue** offers a highly functional industrial/flex opportunity ideal for distribution, light manufacturing, service users, or last-mile logistics operations servicing Northern New Jersey and the greater NYC metro.



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Property Description

Building Size:	60,000 ± sq. ft.
Acreage:	3.8 ± acres
Office:	5,000 ± sq. ft.
Ceiling Height:	21,000 ± sq. ft. at 14' clear 34,000 ± sq. ft. at 20' clear
Loading:	3 loading docks & 1 drive-in door
Power:	1,600 amps (heavy)
Parking:	147 cars
Zoning:	M-1 (Industrial/Light Manufacturing)
Lease Rate:	upon request
Taxes/Insurance Water-Sewer	\$2.18 psf
Occupancy:	60 days

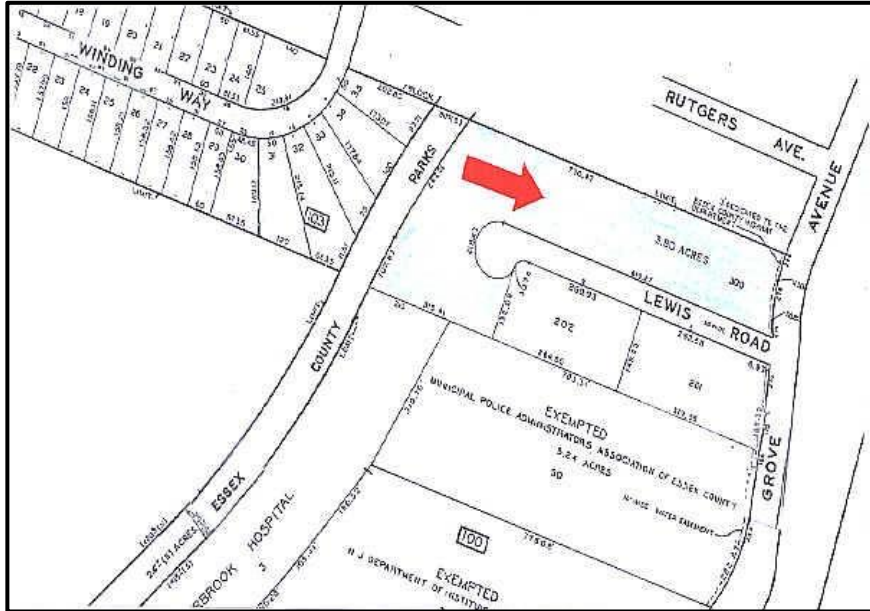
LOCATION HIGHLIGHTS

Located in the Office/Warehouse district, this offering combines strong regional access with a desirable suburban setting—making it an attractive solution for companies seeking proximity to dense population centers without the congestion and cost of core urban markets.

- Immediate access to major thoroughfares: Route 23, Route 46, and Interstate 80
- Convenient access to labor pools across Essex, Passaic, and Bergen Counties
- ±20 miles to Port Newark–Elizabeth Marine Terminal
- ±15 miles to Newark Liberty International Airport



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PROPERTY PHOTOS

