



## Industrial/Warehouse Space Available for Lease

1251 – 1261 East Saint Georges Avenue  
Borough of Roselle, Union County, New Jersey 07203

### PROPERTY DESCRIPTION

Two interconnected buildings totaling 13,702 SF with 12,058 SF (0.28 acres) of secure yard area and parking. The building and adjacent yards were previously used for retail/office/showrooms and storage for a well-established supply & home center and general contractor. The offering may be leased in its entirety or as two separate units, each with a yard and/or parking area as follows:

### AVAILABLE SPACE

**Unit 1:** +/- 8,528 SF, masonry building measuring +/- 71' x 125' (slightly irregular), with a 6,095 SF (0.14 acres) yard/parking lot. Front of the building is 2,400 SF that may be utilized as office, retail or showroom. The rear of the premises with +/- 6,035 SF of storage, currently built out as multiple rooms. Based upon acceptable lease terms the Landlord is willing to demolish the interior non-load bearing walls to provide an open single storage area with no interior walls.

**Unit 2:** +/-5,174 SF 2 story building including a 5,963 SF fenced and paved yard.

### RENTAL RATES

Upon request, subject to use and creditworthiness

### ZONING

Revitalization Area, Mixed-Use Commercial  
Within the Urban Enterprise Zone  
(Additional Details Attached)

**FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE RETAIL LEASING AGENT**

**Joel Tomlinson**  
Asst. VP Retail Services  
908.604.6900 Ext. 108  
[jtomlinson@silbertrealestate.com](mailto:jtomlinson@silbertrealestate.com)

**SILBERT**

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

REALTY & MANAGEMENT COMPANY, INC.



Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)

# PROPERTY INFORMATION

## Unit 1 Amenities include:

- 3 bathrooms;
- A 10 x 10 rollup door;
- Multiple (3) heating & air conditioning systems;
- 12' ceiling (to joist);
- 2 gas meters.

## Unit 2 Amenities include:

- Interior and covered storage areas
- Loading areas
- A 15'w x 9't roll-up door
- A rolling gate at Harrison Avenue
- Potential access (with or without a gate) from E. St. Georges Avenue to allow a turning radius suitable for 53' tractor trailers.

## Utilities:

- Electric: PSEG
- Gas: Elizabethtown Gas
- Water: New Jersey American Water
- City Sewer

## Key Attributes:

- Located at the intersection of East St. Georges Avenue (aka State Rt. 27) and Harrison Avenue
- Great visibility from E. Georges Avenue.
- High traffic counts.
- Proximity (within minutes) of NJ Parkway, Route 9, Route 28, I-95,

## Zoning- Urban Enterprise Zone:

Benefits to participating businesses include:

- Charge half the standard sales tax rate on certain purchases, currently 3.3125%.
- Tax exemptions on certain purchases including capital equipment acquired and investments made to build a new facility, expand, or upgrade an existing facility.
- Assistance from the New Jersey Department of Labor through its One Stop Centers in hiring, training, and retraining existing or new employees.

## Suitable Uses Include:

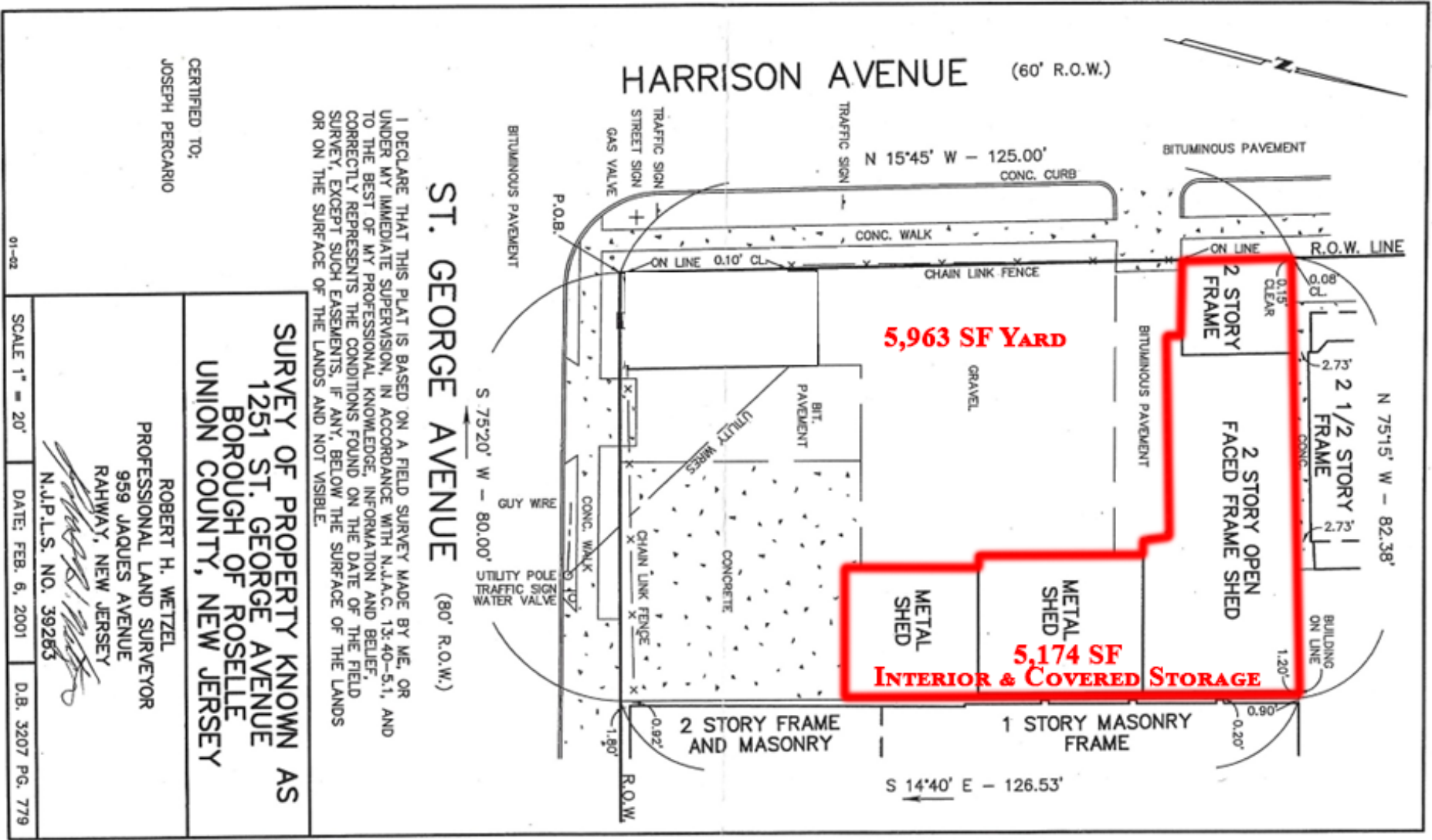
- General Contractors
- Paving/Asphalt
- Demo/Construction
- Concrete
- Excavation & grading
- Roofing
- Fence Installers
- Septic/Portable toilets
- Lumber
- Environmental remediation contractors
- Solar
- Towing
- Delivery Services
- Event/equipment rental
- Truck & delivery fleets
- Landscape and tree companies.

# PROPERTY AERIAL





# SURVEY - LOT 13 (UNIT 2)



I DECLARE THAT THIS PLAT IS BASED ON A FIELD SURVEY MADE BY ME, OR UNDER MY IMMEDIATE SUPERVISION, IN ACCORDANCE WITH N.J.A.C. 17:27-5.1, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND ON THE DATE OF THE FIELD SURVEY, EXCEPT SUCH EASEMENTS, IF ANY, BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE.

CERTIFIED TO:  
JOSEPH PERCARIO

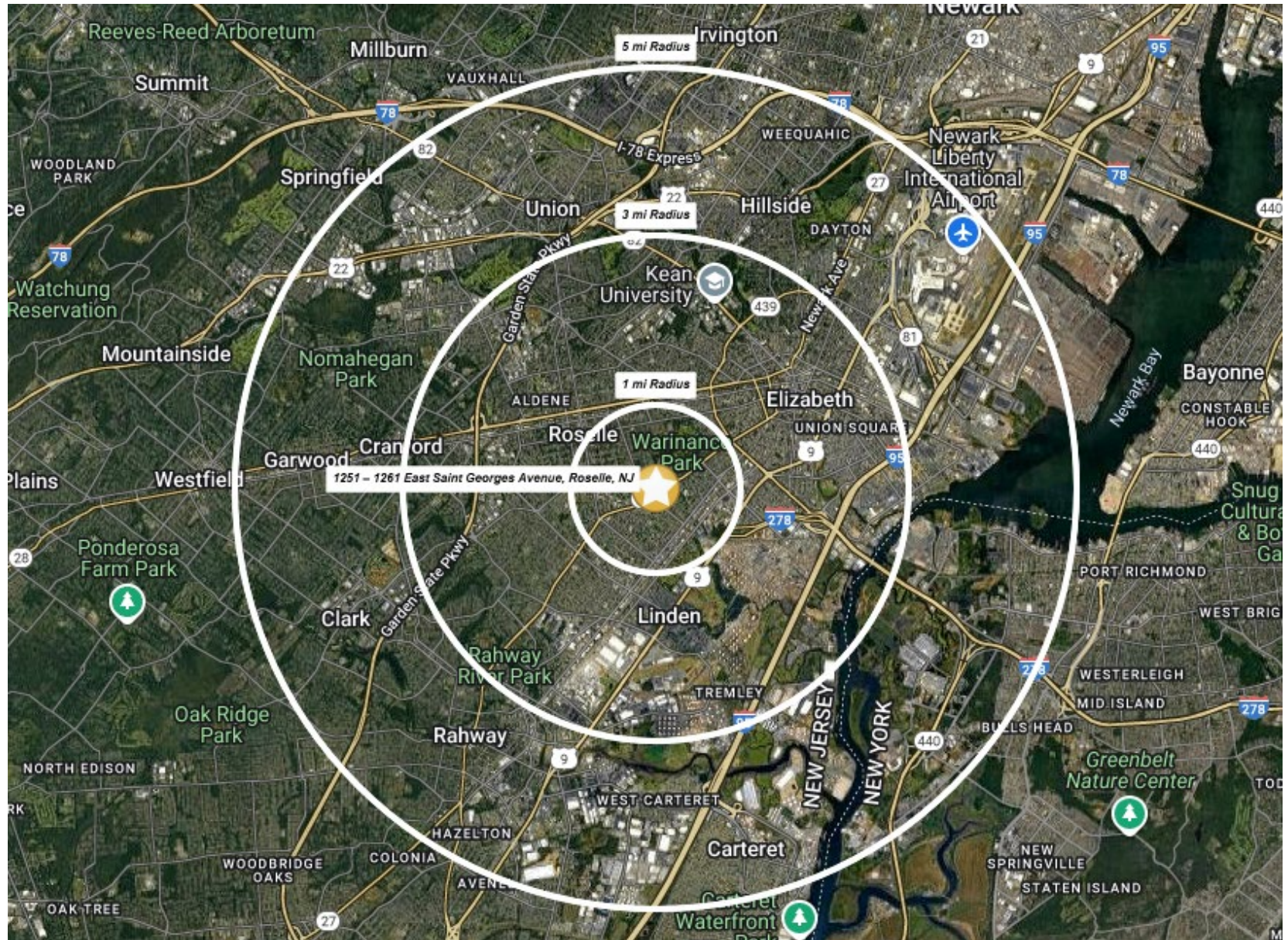
**SURVEY OF PROPERTY KNOWN AS**  
**1251 ST. GEORGE AVENUE**  
**BOROUGH OF ROSELLE**  
**UNION COUNTY, NEW JERSEY**

**ROBERT H. WETZEL**  
 PROFESSIONAL LAND SURVEYOR  
 959 JACQUES AVENUE  
 RAHWAY, NEW JERSEY

*Robert H. Wetzel*  
 N.J.P.L.S. NO. 39283

01-02 SCALE 1" = 20' DATE: FEB. 6, 2001 D.B. 3207 PG. 779

# REGIONAL ROAD MAP



# AREA DEMOGRAPHICS

## 1 Mile Radius

Population	31,266
Median HH Income	\$84,265
Average HH Income	\$116,866
Median Age	37.7
Total Households	10,828
Daytime Population	16,361

---

## 2 Mile Radius

Population	135,367
Median HH Income	\$91,488
Average HH Income	\$116,319
Median Age	37.6
Total Households	48,642
Daytime Population	71,825

---

## 3 Mile Radius

Population	249,883
Median HH Income	\$93,023
Average HH Income	\$116,483
Median Age	37.3
Total Households	88,655
Daytime Population	150,182

