

Specifications

- ±32,650 SF
TOTAL SF
- ±2.4 AC (Block 5301, Lot 2)
TOTAL ACREAGE
- 14' Clear (21') to the Deck
CEILING HEIGHT
- 3 Loading Docks
LOADING
- Heavy Power – 3 Phase, 1200 Amps
POWER
- 1 AC / 150 Car Spaces
PARKING
- Temperature Controlled Bldg - HVAC
Fenced and Paved Parking Lot
Exhaust Fans, Compressor Lines
PROPERTY FEATURES
- \$3.05 PSF
OPEX
- I
ZONING
- \$17 PSF NNN
LEASE RATE
- \$67,816
TAXES (2024)

For additional property information or to arrange an inspection, please contact the exclusive brokers:

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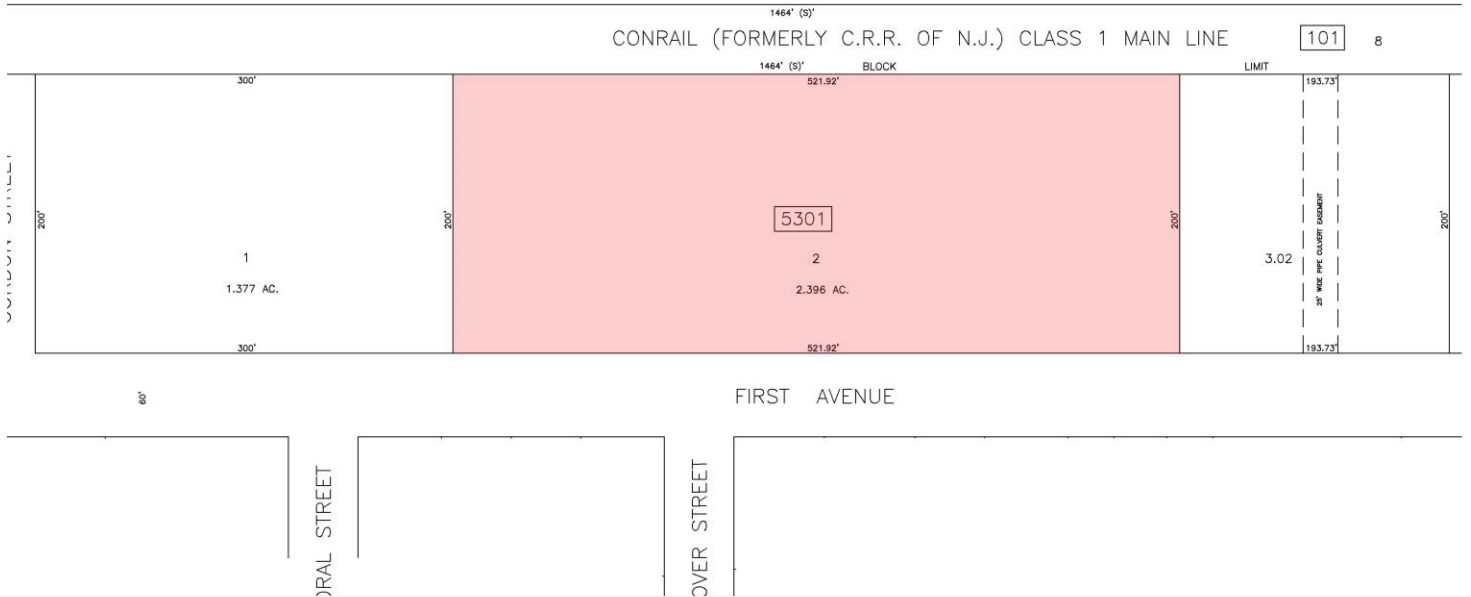
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Assistant Director
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dmeade@blauberg.com

FOR LEASE | 450 WEST 1ST AVENUE | ROSELLE, NJ



BOROUGH OF ROSELLE PARK

UNION COUNTY



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5 MILES

- Total Population: 524,992
- Households: 190,738
- Median Household Income: \$106,368
- Average Household Size: 2.7
- Transportation to Work: 281,382
- Labor Force: 419,701

10 MILES

- Total Population: 1.95M
- Households: 704,556
- Median Household Income: \$103,962
- Average Household Size: 2.7
- Transportation to Work: 994,672
- Labor Force: 1.56M

15 MILES

- Total Population: 3.81M
- Households: 1.42M
- Median Household Income: \$111,311
- Average Household Size: 2.6
- Transportation to Work: 2.0M
- Labor Force: 3.08M

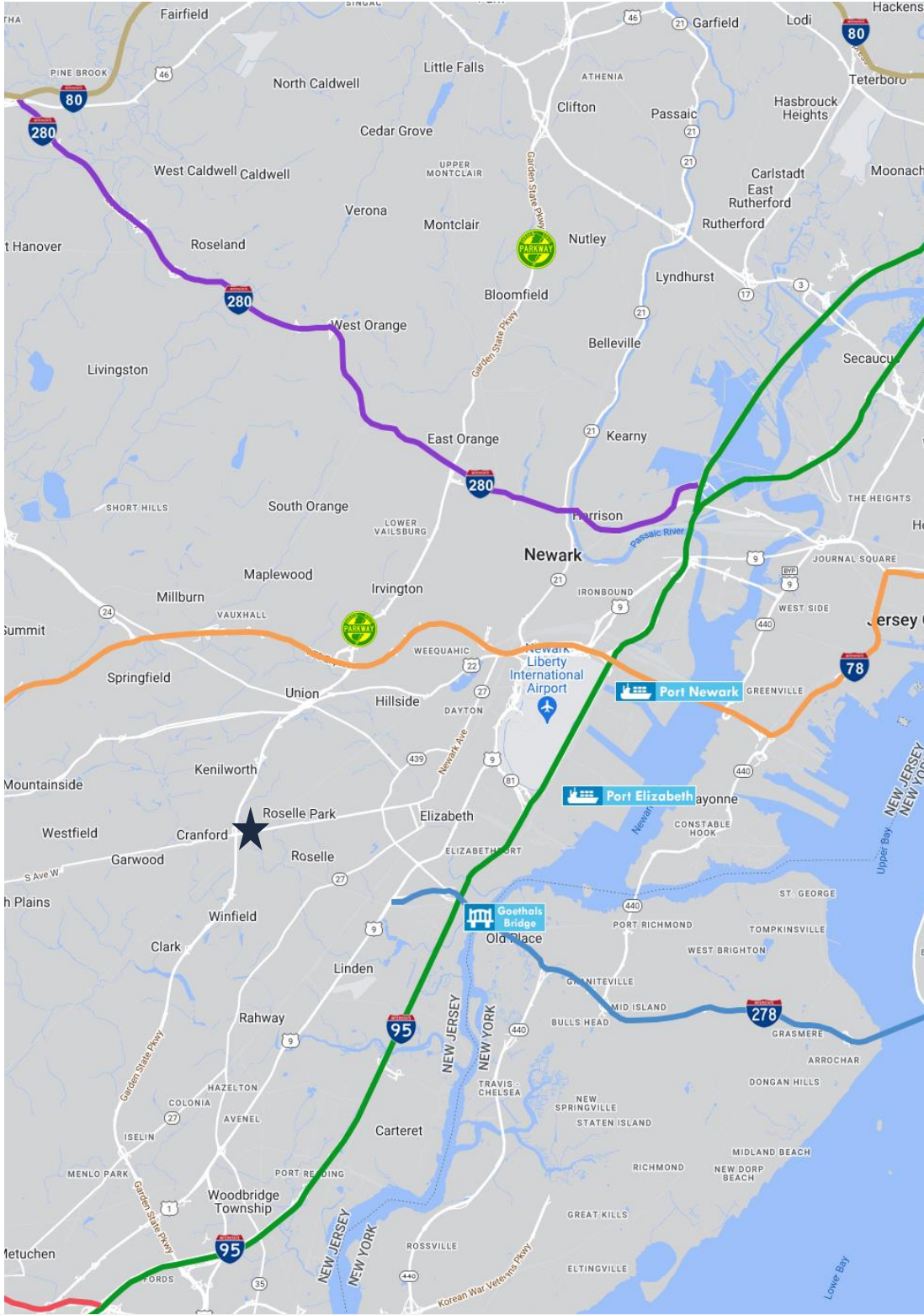
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ACCESSIBILITY



0.5 MI
GSP Exit 137



2.0 MI
Route 27



3.1 MI
Route 22



4.0 MI
US Hwy 1 & 9



4.5 MI
I-278



4.5 MI
I-78 Exit 52



5.5 MI
I-95 Exit 13



9.9 MI
Newark Airport



20.1 MI
Holland Tunnel



16.8 MI
Lincoln Tunnel

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