

Specifications

±32,979 SF TOTAL SF	±14,485 - ±32,979 SF AVAILABLE
±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
\$69,560.00 TAXES (2025)	\$15.95 PSF NNN LEASE

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

Jason M. Crimmins, CCIM, SIOR
President
973.379.6644 x 122
jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
973.379.6644 x 131
aconte@blauberg.com

Peter J. Murano, Jr., SIOR
Managing Executive Director
973.379.6644 x 114
pjmurano@blauberg.com

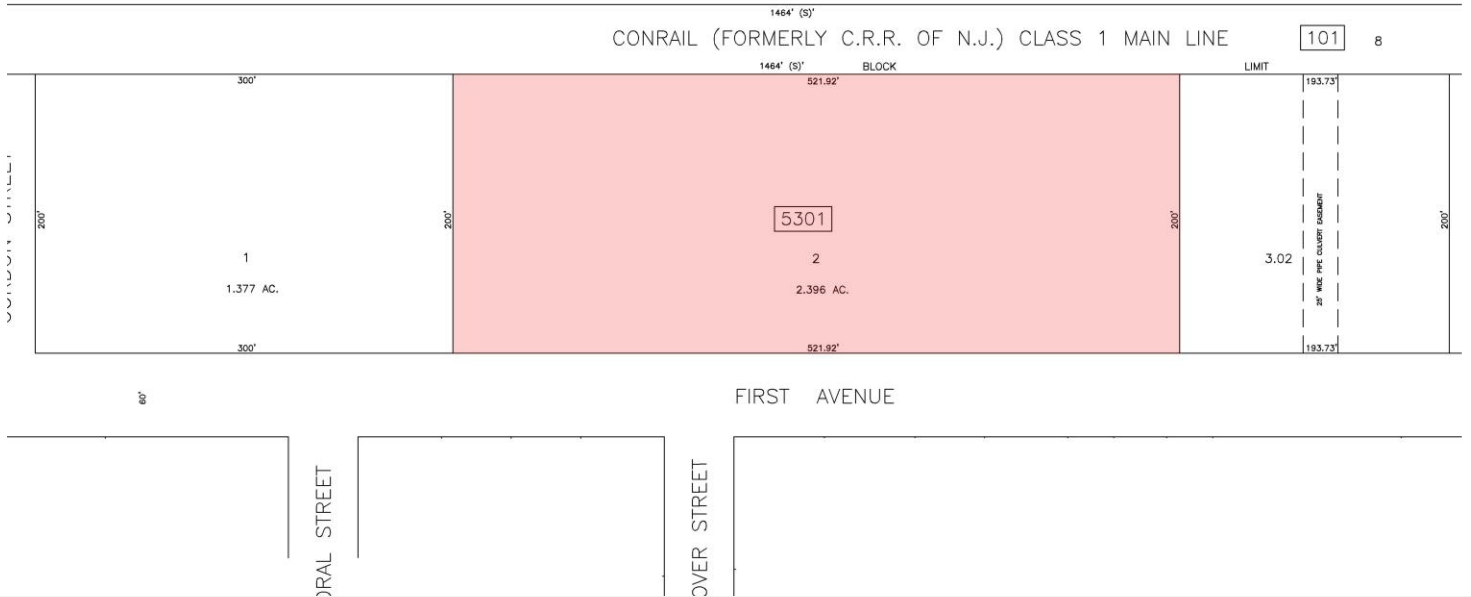
Dylan Meade
Assistant Director
973.379.6644 x 115
dmeade@blauberg.com

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



BOROUGH OF ROSELLE PARK

UNION COUNTY



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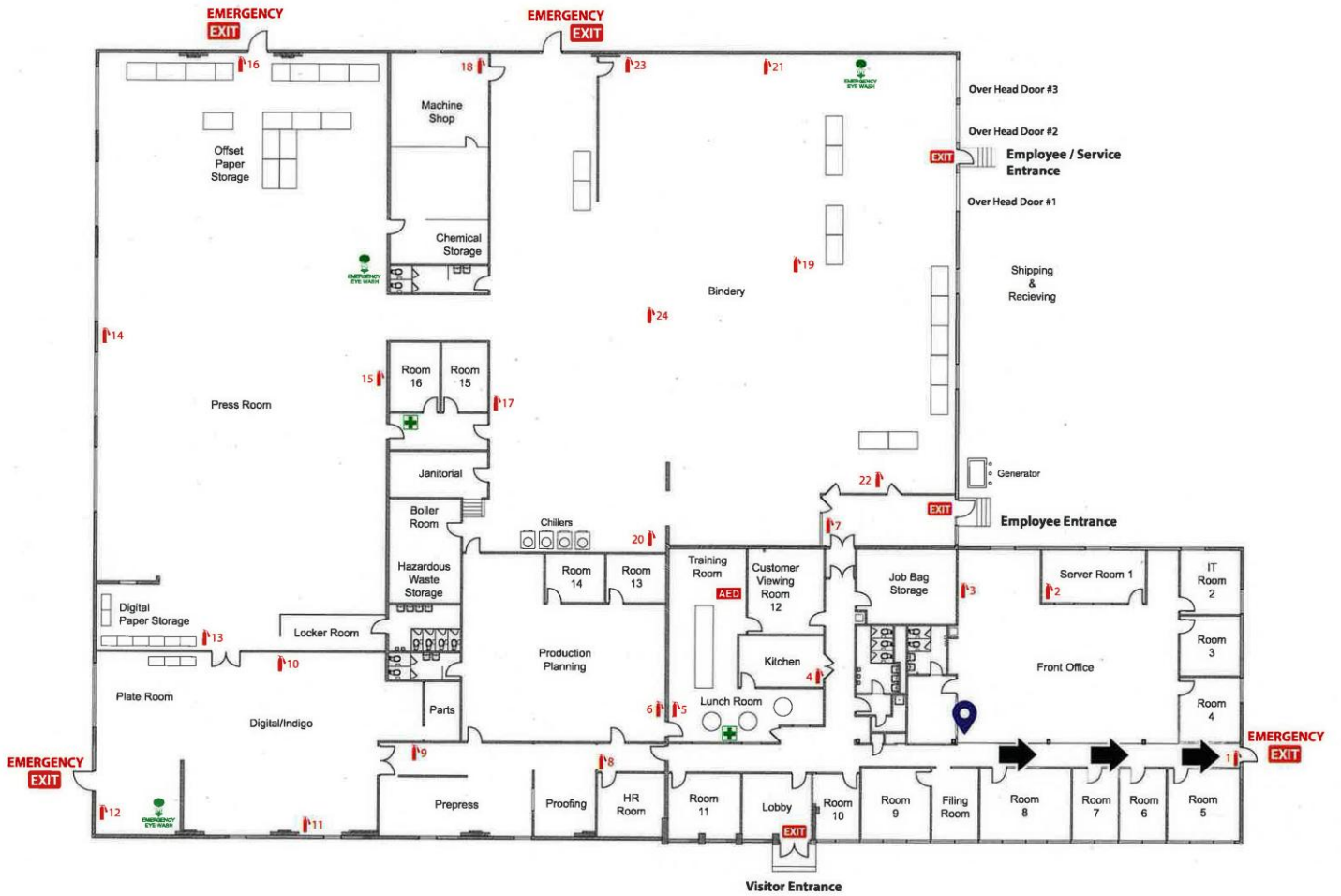
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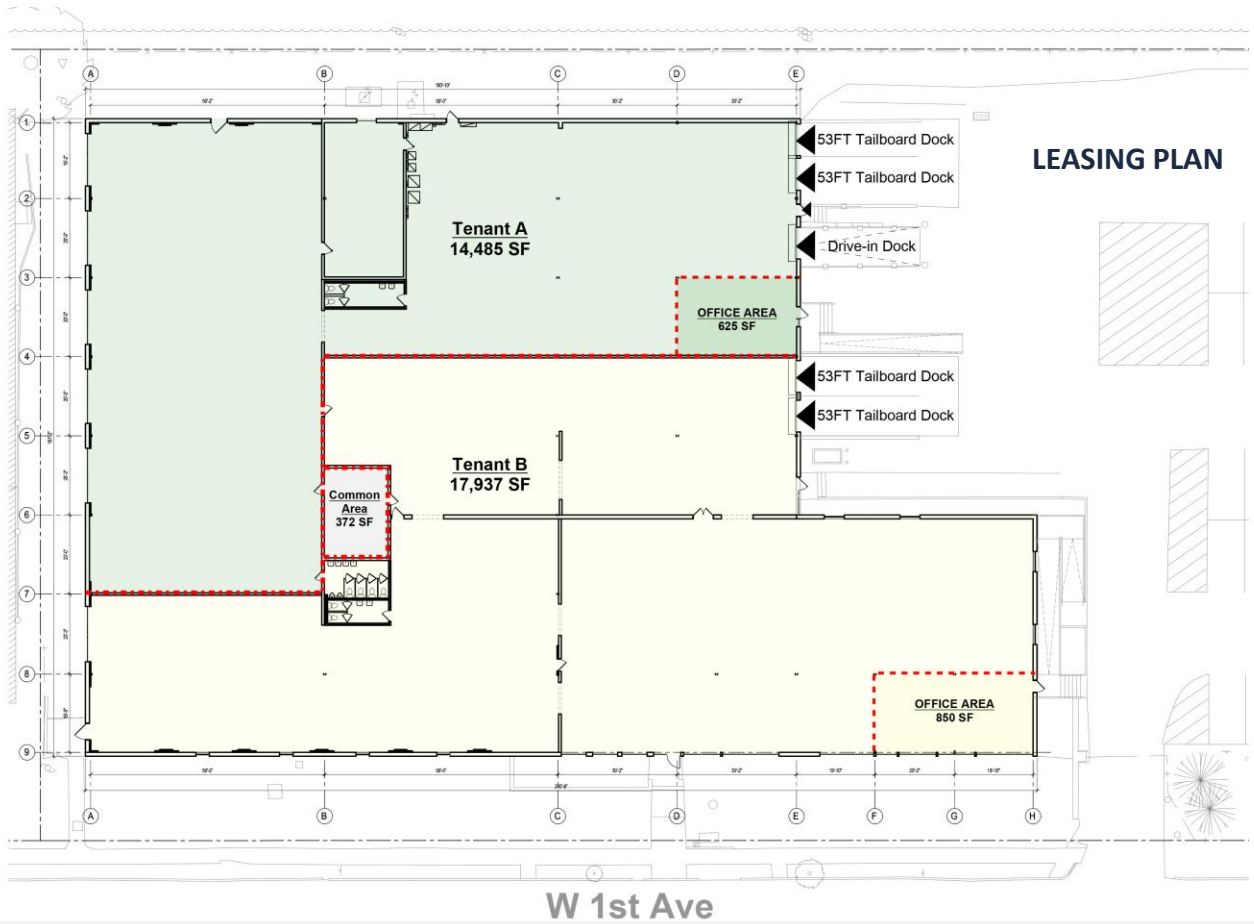
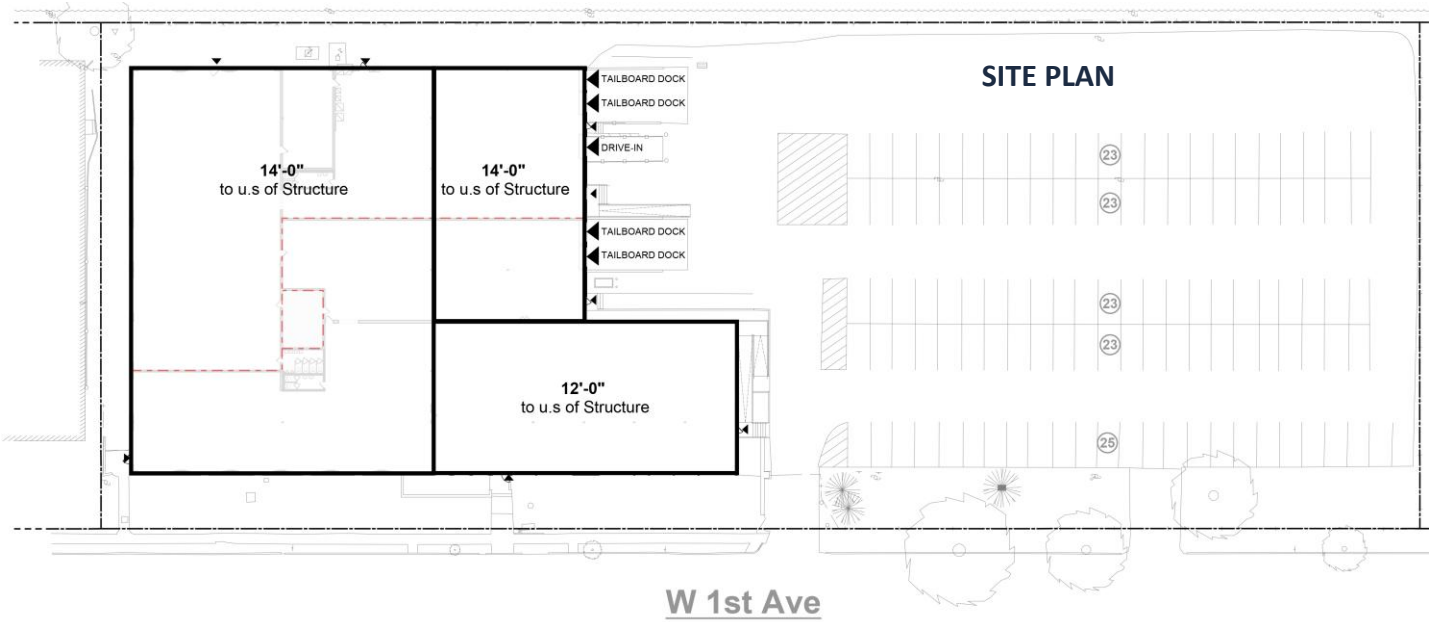
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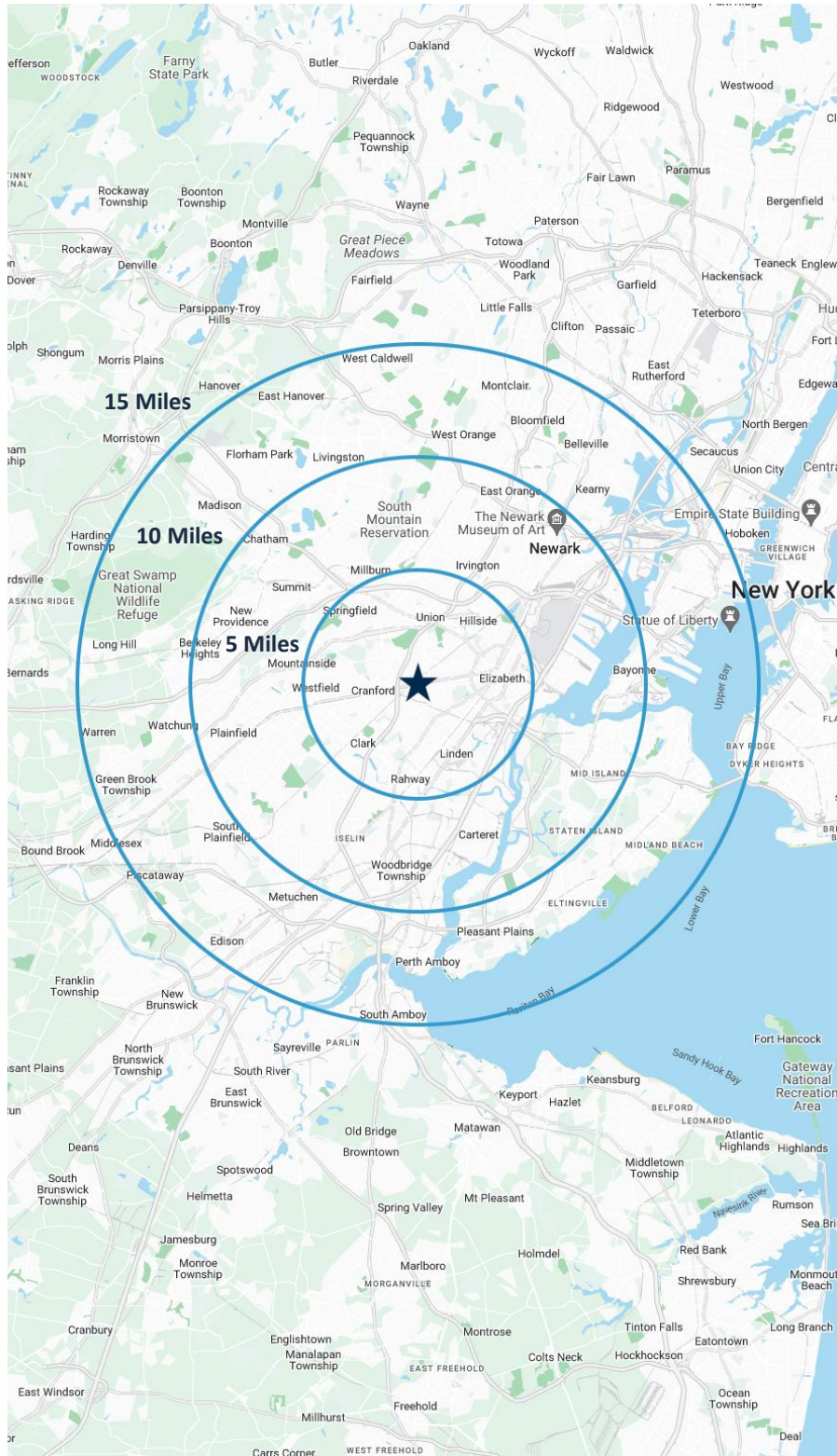
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5 MILES

- 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

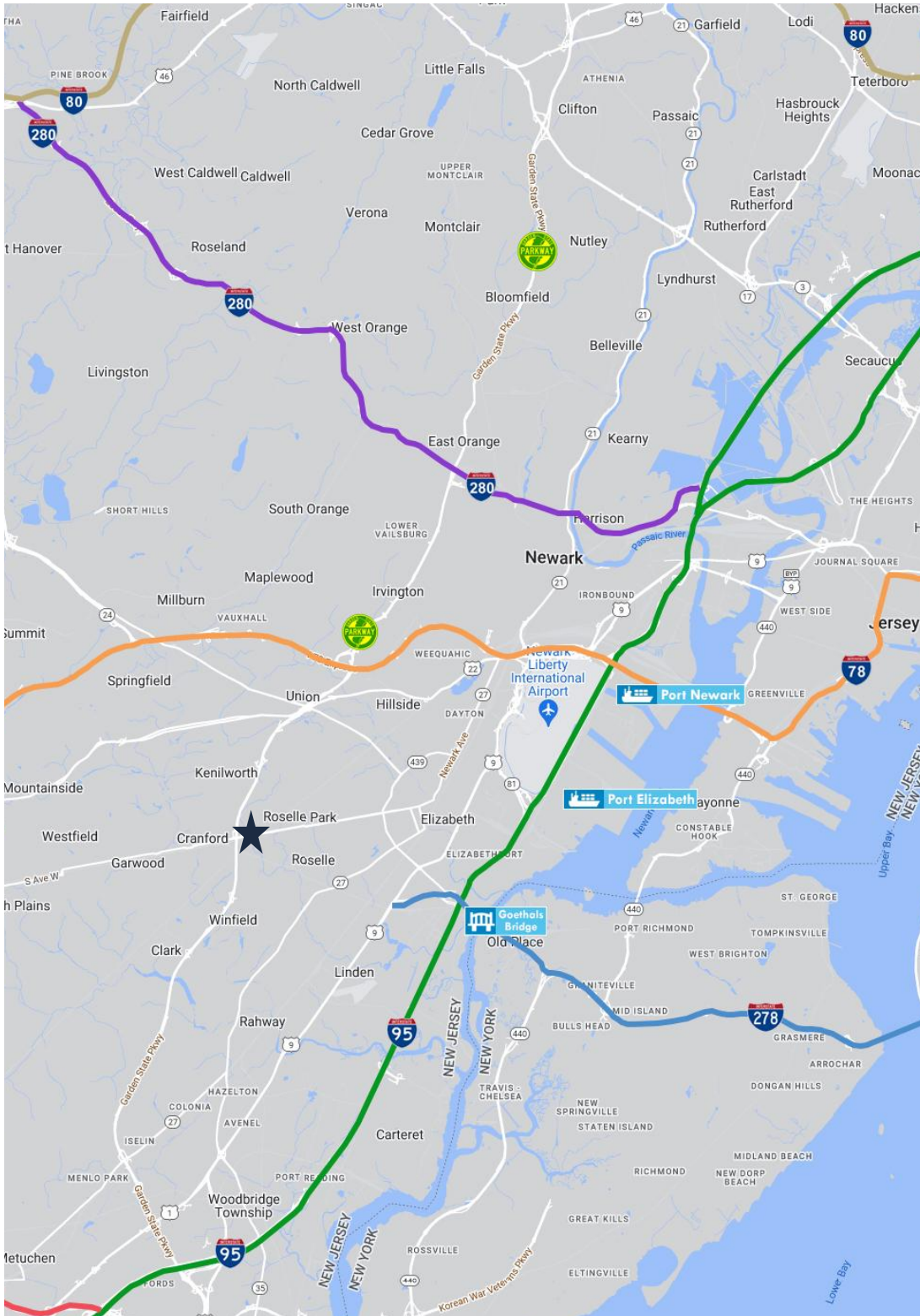
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ACCESSIBILITY



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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