

FOR SALE OR LEASE
Fully Air Conditioned Building
±32,293 Sq. Ft.
High Tech/Industrial Space



470 West 1st Avenue

Roselle, New Jersey

FOR SALE @ \$120 psf / \$3,875,160

FOR LEASE @ \$8.50 Net

Property Features

- 32,293 sf industrial building situated on 1.37 acres
- Entire building fully air-conditioned
- ±2,000 sq. ft. office space
- Fluorescent lighting throughout
- 6 loading doors and 1 drive-in door
- 20' x 40' column spacing
- 14' clear ceiling height
- Power - 2,000 amps
- Zoned Commercial Industrial. Permitted uses include distribution and manufacturing, research laboratories, office buildings, wholesale sales, retail stores, restaurants and child-care centers.



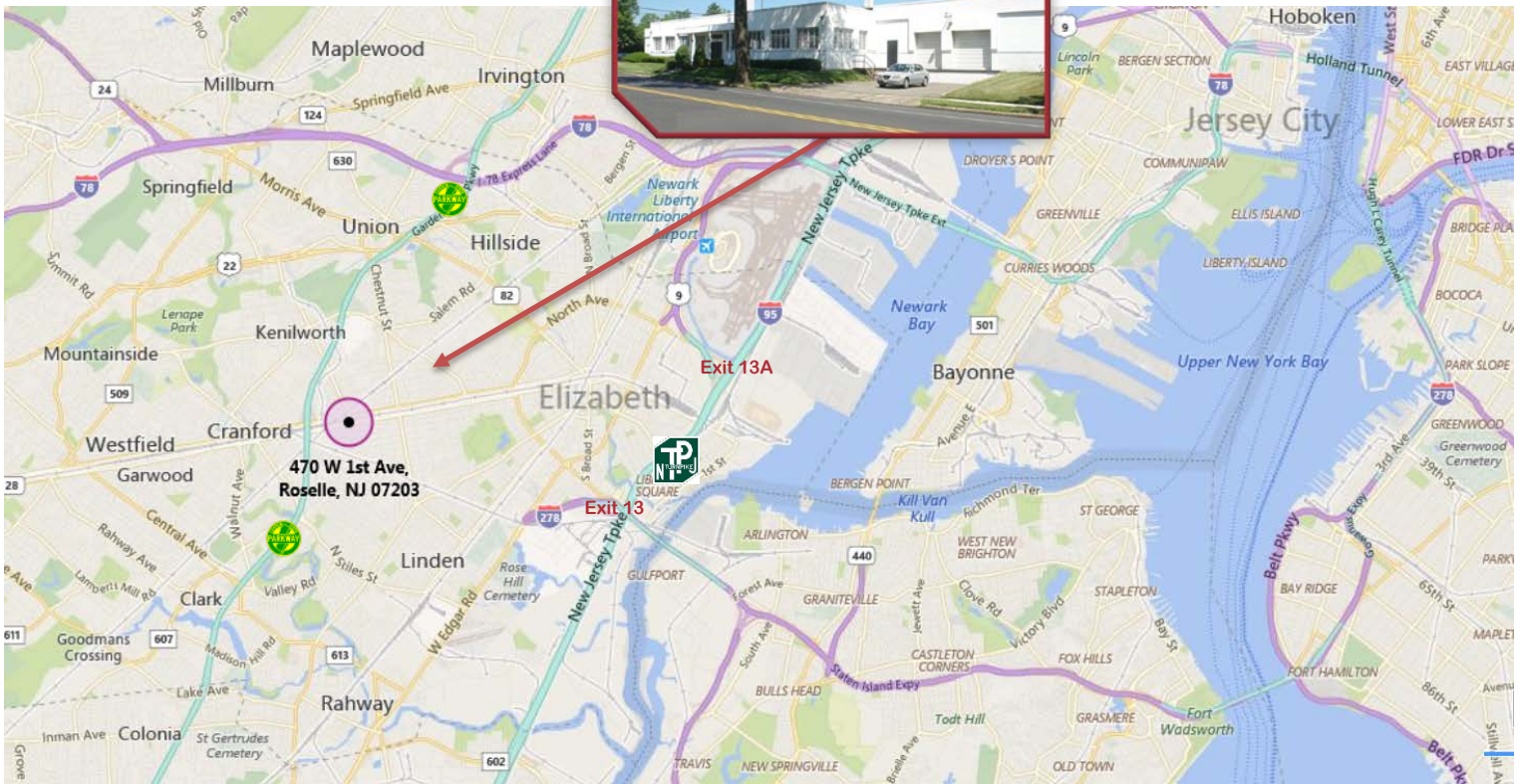
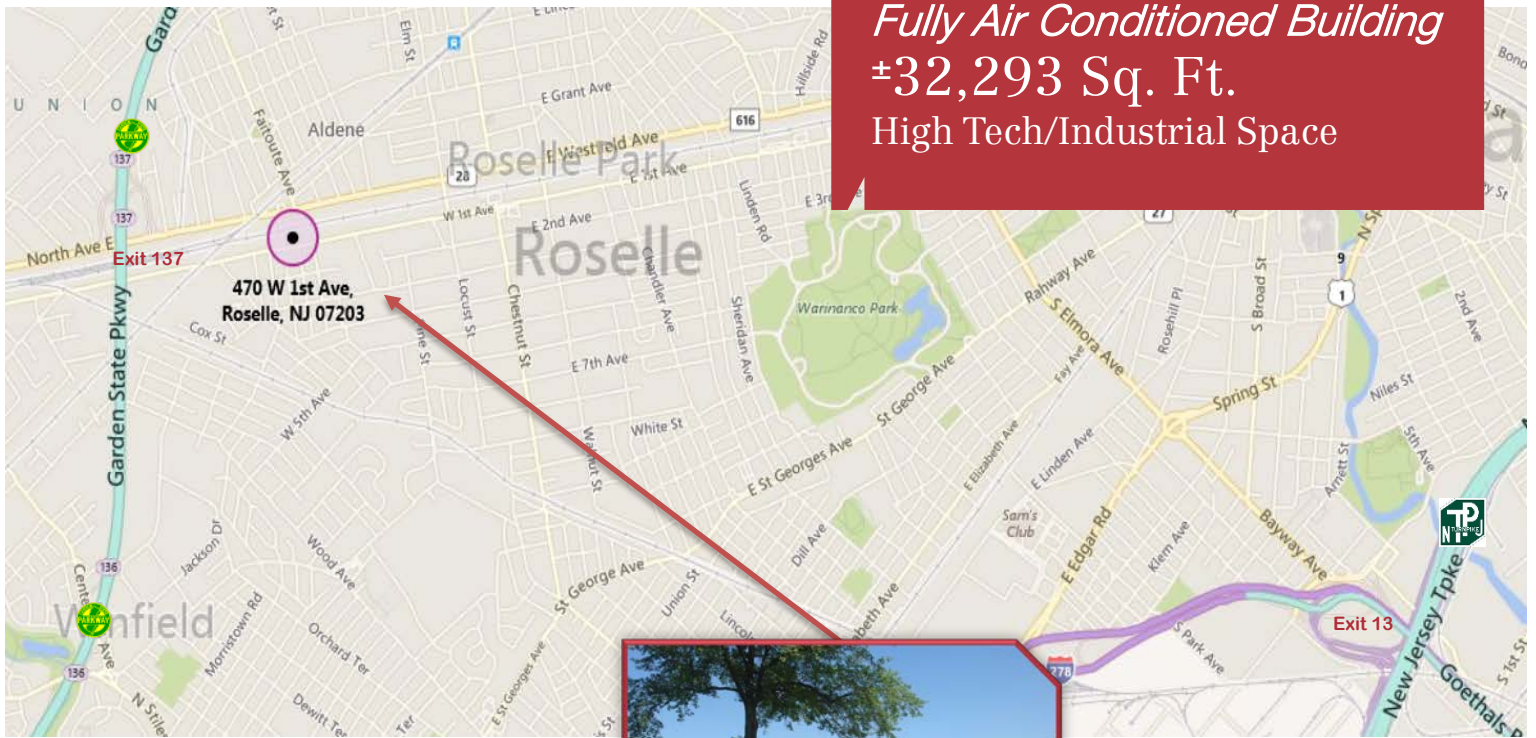
1315 Stelton Road
Piscataway, NJ 08854
732 985 3000 | naidb.com

For Further Information Contact Exclusive Broker:

Thomas Kirczow
Senior Vice President

732 985 3000 ext. 231 | tkirczow@naidb.com

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Location

This 32,293 sq. ft. facility is located in Roselle, New Jersey, ½ mile from Garden State Parkway Exit 137 and less than ¼ mile from Route 28.

NAI DiLeo-Bram & Co.

Commercial Real Estate Services, Worldwide.

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