



**NEW JERSEY ELITE
GROUP
REALTORS & INVESTORS**

NJ ELITE GROUP

Realtors & Investors
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PROPERTY DETAILS

ADDRESS

231 E. 1st Avenue

CITY, STATE

Roselle, NJ 07203

PROPERTY TYPE

Industrial / Flex Warehouse

SIZE

1,600 Sq Ft

ZONING

Industrial

LOADING/HEIGHT

10' x 10' drive-in door | ~10 ft clear height

UTILITIES

Water, Gas, Electric (200 AMP)

ANNUAL TAXES

\$8,512.00

LEASE RATE

\$31/SF/YR (\$2.58/SF/MO)

AVAILABILITY

Within 30 Days of Lease Signing

BROKERAGE

Industrial Warehouse with Fenced Yard in Roselle, NJ

A rare opportunity to acquire a well-located industrial property in Roselle, NJ. This 1,600 SF flex/industrial warehouse offers a secure fenced yard, flexible zoning, and excellent access to major transportation routes. Built in 1947, this single-story masonry building features a 10' x 10' drive-in door and ~10 ft clear height, making it ideal for light manufacturing, warehouse operations, or conversion to a fabrication shop, showroom, or e-fulfillment micro-hub.

Strategically positioned for port-centric logistics, the property is just 6 miles to Garden State Parkway Exit 136/137, 12 miles to Port Newark-Elizabeth & EWR Cargo, and provides access to 38 million consumers within 60 minutes. The secure 50' x 125' fenced yard accommodates box trucks, reefers, containers, or grow-media drop-offs. With sub-5% vacancy in Union County for fenced-yard industrial product of this size, this is a virtually off-market opportunity.

KEY FEATURES & HIGHLIGHTS

- **Industrial Zoning**

Roselle's I-District warehouse allows for a wide range of industrial uses and light manufacturing

- **Market Rarity**

Sub-5% vacancy—fenced-yard product of this size is virtually off-market in Union County

- **Port-Centric Logistics**

6 mi to Garden State Pkwy, 12 mi to Port Newark-Elizabeth & EWR, 38M consumers within 60 min

- **Secure Fenced Yard**

50' × 125' paved lot fits box trucks, reefers, containers, or secure outdoor inventory

- **Low Operating Cost**

2024 taxes only \$8,512 (\$5.30/SF)—potential for efficient operations

- **Flexible Conversion**

Clear-span masonry box ready for trades, e-commerce micro-fulfillment, or boutique showroom conversion

