

**FOR LEASE 12,500 SF FLEX WAREHOUSE**  
**205 E 1<sup>ST</sup> AVE. ROSELLE, NJ 07203**  
**PURPOSE-BUILT HIGH-SECURITY INDUSTRIAL FACILITY**



**RBA:** 12,500 SF 6,250 SF Warehouse

**Lot Size:** 0.37 Acres

**Ceiling Height:** 16' Clear

**Office Space:** 6,250 SF Build-Out with Exec Suite

**Drive-ins:** 3 (12'x14')

**Parking:** 20 Car Spaces

**Availability:** Immediately

Former Rapid Armored Corporation Facility (Brinks Type Business)

Significant Institutional Grade Security

Gated Facility, CCTV, Motion Sensing Alarm and Wired Panic Button

Armored Steel Doors, Vault Areas, and Controlled Access Layout

Steel Reinforced Security Roof

Electronic Locks

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