



FREE STANDING BUILDING | 7,800 SF FOR SALE

Excellent Exposure from Plaza Way | **Industrial – Flex – Retail** | One block off Rochelle Ave

Gregory Panayoti | 201.845.6606 | GPanayoti@NIANationalRealty.com



STANDALONE BUILDING

48 Overlook Ave, Rochelle Park NJ

SF Available	7,800	Taxes	Approx \$25,100/yr
Ceiling Height	15' – 17'		
Heat	GAS		
AC	Yes, rooftop		
Parking Spaces	29		
Zoning:	IA	FOR SALE:	\$2,000,000.00
Lot	.47 Acres		
Flood zone:	OUT *		

* Flood data provided by Corelogic/Realist ®

Freestanding building off of Rochelle Ave right before Garden State Plaza mall entrance. Current used as a gym with offices up and down, a mezzanine running track and main open space. Side lot backs to Plaza drive, excellent exposure for signage. Approx 7,500 SF on the ground floor and 300 SF on the 2nd/mezzanine.

Neighbors include Domino's, C Tech Computers, Hair Craft and Dairy Queen.

IA zone allows for light industrial, trucking and storage as well as anything in the "Business A zone" (retail, food, business/professional offices, child care, etc.)

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