



225 Cristiani Street, Cranford, New Jersey

±9,660 Sq. Ft. Single Story Office Building Situated On ±.53 Acres

NAI DiLeo-Bram & Co.
Commercial Real Estate Services, Worldwide.

For further information please contact Exclusive Broker:

David Simon, SIOR
Chief Operating Officer

732 985 3000 ext. 220
dsimon@naidb.com

Kyle Gerace
Vice President

732 985 3000 ext. 229
kgerace@naidb.com

PROPERTY DETAILS

Building Description:

Single story masonry block office building with on-site paved parking area (24 spaces) and available street parking.

Size:

±9,660 sq. ft.

Land Area:

0.53 Acres

Zoning:

C2- Commercial 2 District

Taxes:

2026 (\$4.79/SF estimated)



SUMMARY

PROPERTY FEATURES

- Industrial and manufacturing uses permitted as well as warehouse, research laboratories, health and fitness
- Attractive, professionally maintained office building with excellent curb appeal
- Flexible office accommodations suitable for corporate headquarters, regional offices and a variety of professional users
- Well suited for businesses seeking a professional suburban setting with convenient access for employees and clients
- Convenient on-site parking with direct access to main building entrance
- Strategically located with convenient access to Route 28, the Garden State Parkway, Route 22, I-78, Routes 1 & 9 and the New Jersey Turnpike.
- Central Union County location providing convenient access to surrounding communities, Newark Liberty International Airport and the greater New York metropolitan area
- **Call for sale price information**



AERIAL

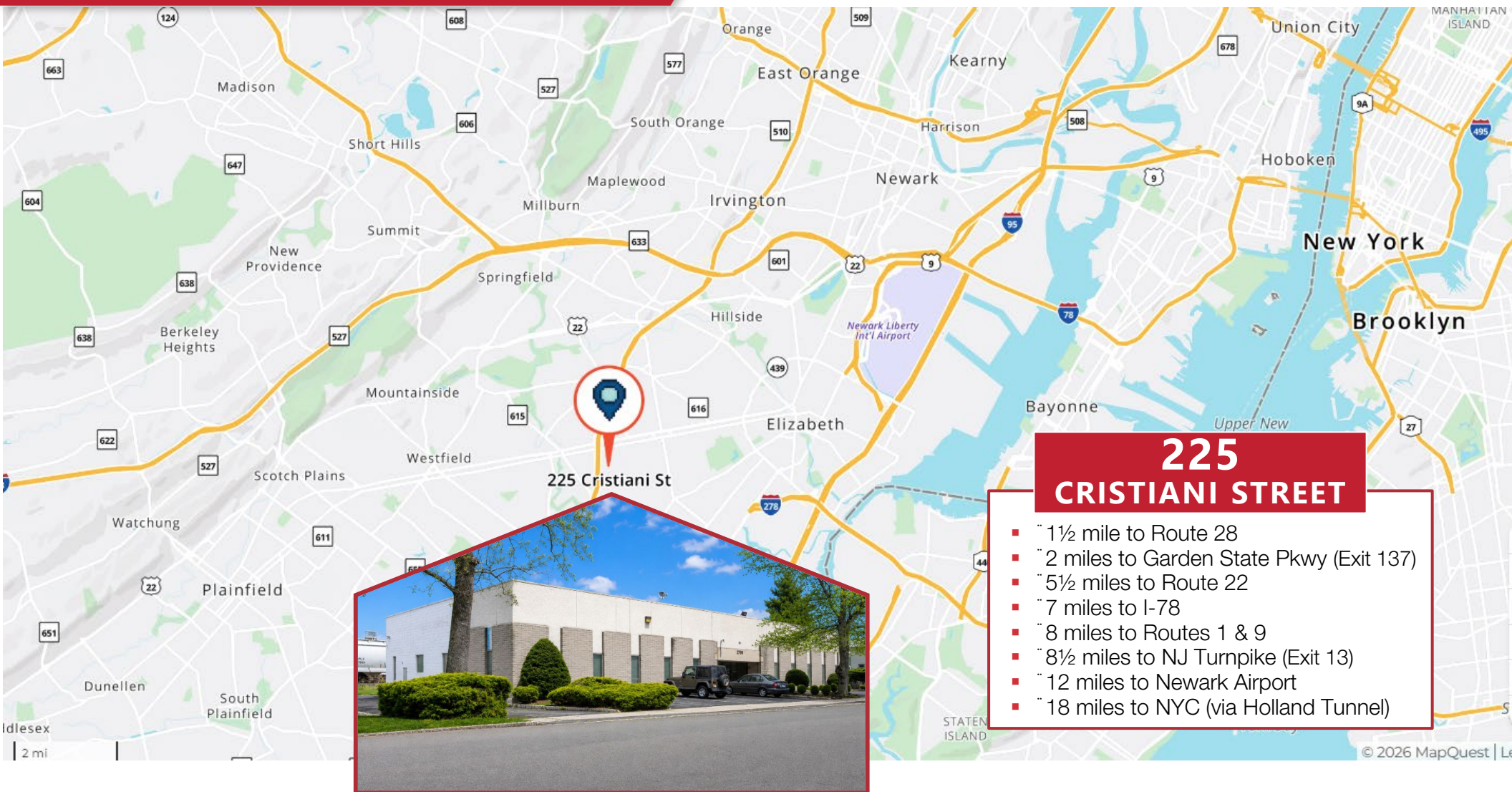
Cristiani Street

225 Cristiani Street, Cranford, New Jersey

STRATEGICALLY LOCATED

NAIDiLeo-Bram&Co.

Commercial Real Estate Services, Worldwide.



90 Woodbridge Center Drive, Suite 160
Woodbridge, NJ 07095
732 985 3000 | naidb.com

For further information please contact Exclusive Broker:

David Simon, SIOR
Chief Operating Officer

Kyle Gerace
Vice President

732 985 3000 ext. 220
dsimon@naidb.com

732 985 3000 ext. 229
kgerace@naidb.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.