



## 470 West 1<sup>st</sup> Avenue

Roselle, New Jersey

### Property Features

- 40,000 SF
  - 10,000 SF Class A Office
  - 8,000 SF Production Space
  - 22,000 SF Warehouse
- 3 Loading Docks (All 10' High)



- Lot Size: 1.38 AC
- Parking: 35 Striped Spaces
- Taxes: \$73,674 (2023)
- Zoning: Commercial Industrial
- Power Supply: 2000 amps 220 volt
- Ceiling Height: 24' – 33' Clear
- 19 Private Offices
- 2 Conference Rooms
- 2 Kitchens/Break Rooms
- Fully Sprinklered
- Year Built: September 2022
- Column Space 75' x 25'
- Located within 10 Miles of Port Newark
- **Call For Sale Price Information**

For further information please contact  
Exclusive Broker:

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Senior Vice President

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**Richard Goski**  
Vice President

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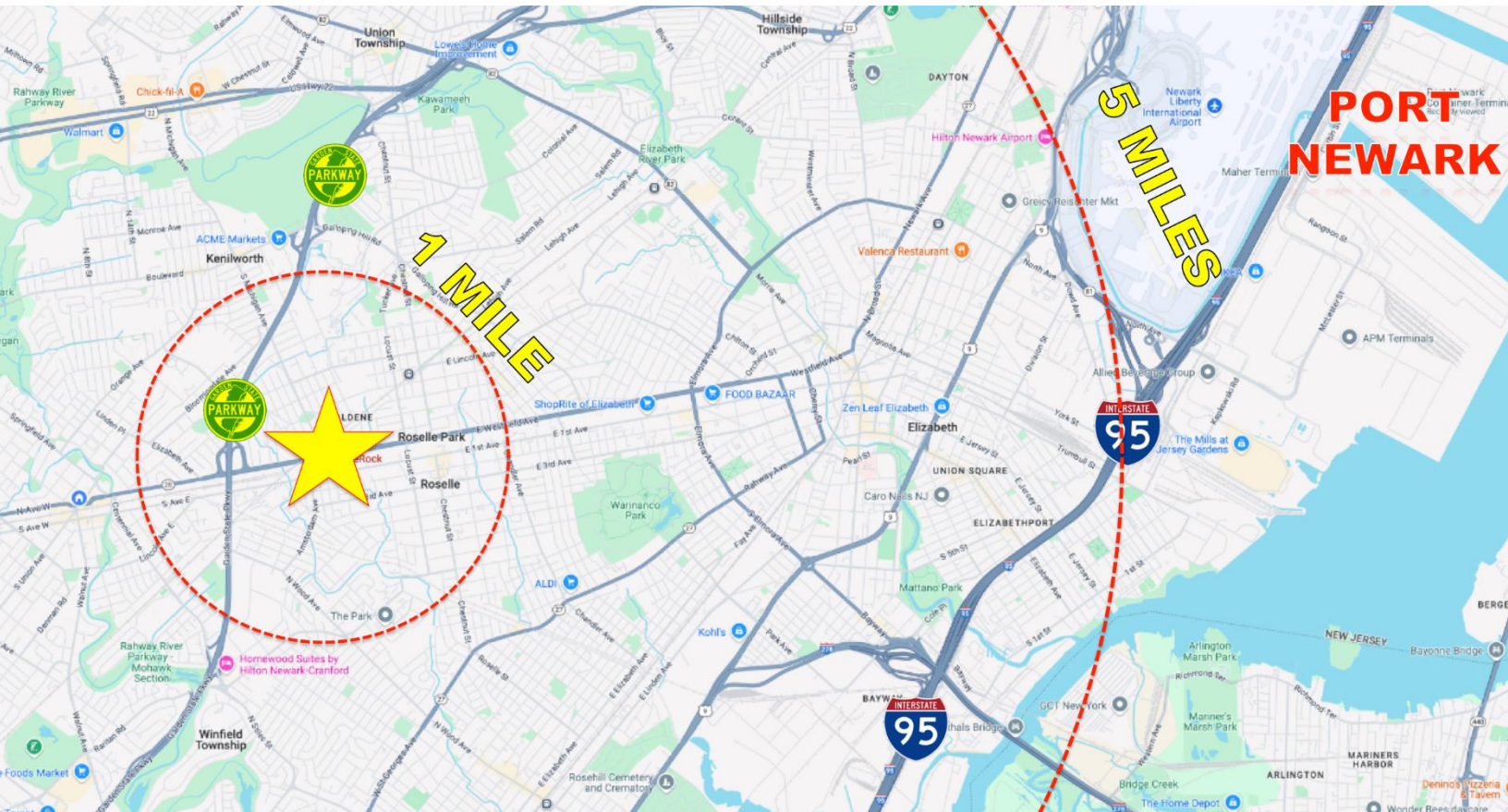
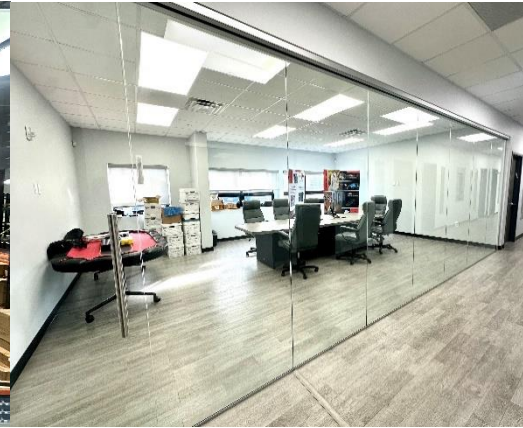
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[CLICK HERE FOR VIDEO](#)

**FOR SALE**

± 40,000 SF Industrial



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