

2,100 SF Office Flex Building For Sale

43 Commerce Street, Springfield, NJ



For More Information Contact Exclusive Broker

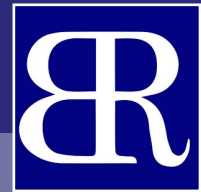
Gregory Irving, SIOR, Executive Vice President | 908.578.8001 | girving@bussel.com

Bussel Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy by the Company. Subject to error, omission or withdrawal without notice

Property Highlights

2,100 SF Office Flex Building For Sale | Springfield, NJ

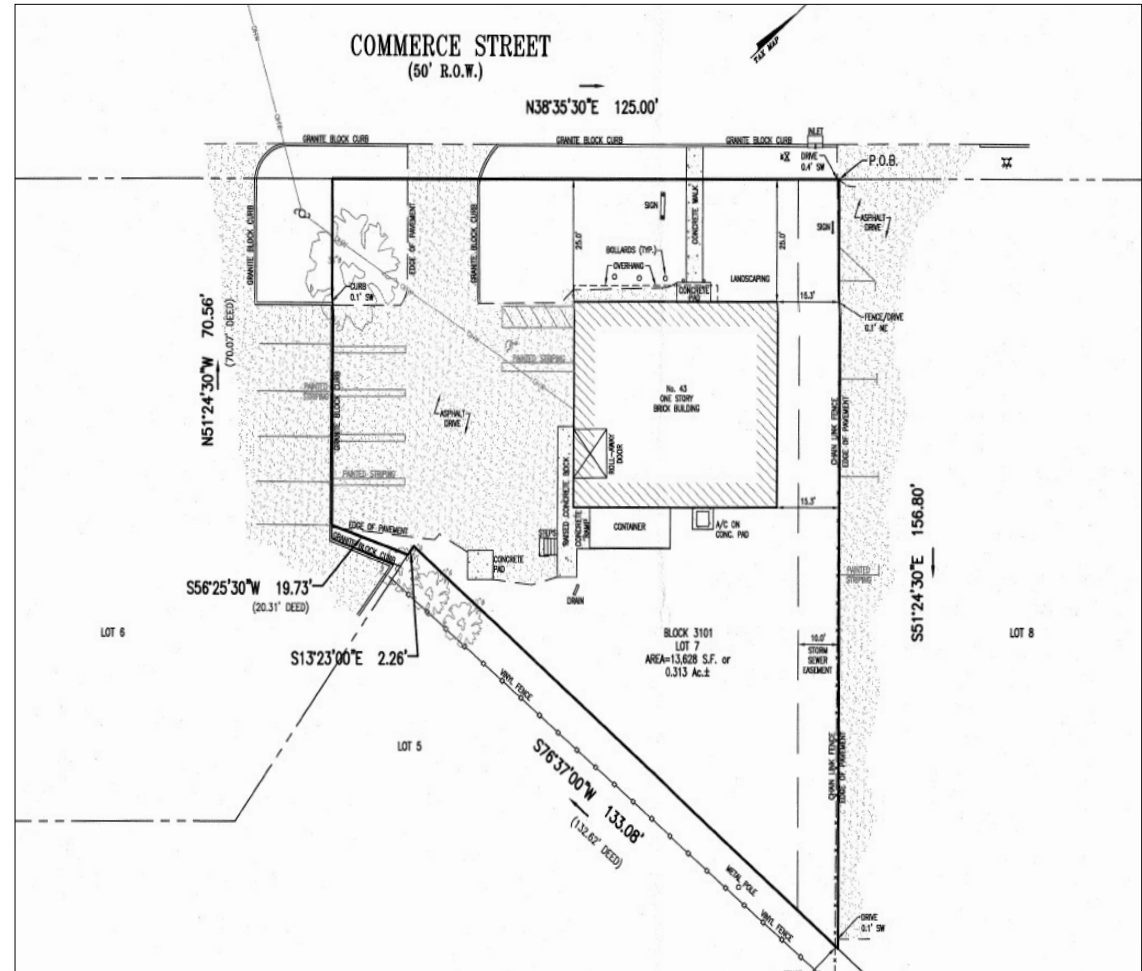


Property Highlights

- 2,100 SF Total Building
 - 800 SF Warehouse
 - 1,300 SF Office
 - 0.33 AC Lot
 - ±11' Clear
 - 1 Tailboard
 - 7 Car Parking
- Street Parking Available

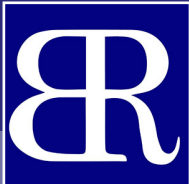
Location Highlights

- Access to Route 22, I-78 & Gardenstate Parkway
- 10 Minutes to Public Transportation Local Commuter Rail
- 15 Minutes to Newark Liberty Airport



Interior Photos

2,100 SF Office Flex Building For Sale | Springfield, NJ



Bussel Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy by the Company. Subject to error, omission or withdrawal without notice



Zoned: I-40 | General Industrial

Principal Uses Permitted

- Municipal Building Use
- Public school, park, playground or other public use
- Business, professional and medical offices and immediate care facilities
- Wholesale Business
- Machine shop, plumbing shop, carpentry shop, cabinet maker's shop or other similar uses
- Printing shop or plant
- Research, experimental testing or scientific laboratory
- Non-nuisance industry including processing, fabricating, assembly, manufacturing, packaging and warehousing
- Electronics, light machinery, instrument and photofinishing industry
- Child care center

Accessory Uses Permitted

- Off-Street Parking
- Other accessory uses customarily incidental and subordinate to the principal use

Conditional Uses Permitted

- Automobile Service Station
- Cellular telecommunications Antennas
- Billboards
- Quasi-public Use
- Cannabis cultivation, manufacturer, wholesaler, distributor, or delivery

Location Map

2,100 SF Office Flex Building For Sale | Springfield, NJ



Bussel Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy by the Company. Subject to error, omission or withdrawal without notice