

OFFERING MEMORANDUM

Essex County, New Jersey

39 Woodland Road

Roseland, New Jersey

Flex / Office / Light Industrial Opportunity

R/M Zoning | Essex County

PROPERTY TYPE

Office / Flex / Light Industrial

ZONING

R/M — Research / Mfg.

SUBMARKET

Roseland, Essex County, NJ



PRESENTED BY

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Executive Summary

Property Overview

39 Woodland Road presents a compelling opportunity to acquire a highly flexible commercial asset located in Roseland, New Jersey — one of Essex County's most established and business-friendly submarkets. Positioned within the R/M (Research / Manufacturing) Zone, the property supports a wide range of office, flex, and light industrial uses, making it attractive to both investors and owner-users.

Investment Thesis

The asset benefits from a combination of functional versatility, strong surrounding demographics, and proximity to major Northern New Jersey business corridors. The zoning allows for diverse tenancy, reducing vacancy risk while supporting long-term adaptability as tenant needs evolve.

The Opportunity

Whether repositioned for multi-tenant occupancy or utilized by an owner-user, 39 Woodland Road offers a rare opportunity to control a flexible commercial asset in a supply-constrained market with strong demand for hybrid office and industrial space.

AT A GLANCE

Flexible R/M zoning | Supply-constrained submarket | Owner-user or multi-tenant

Investment Highlights

01

Flexible R/M Zoning

Supports office, R&D, lab, tech, and light manufacturing users — expanding tenant demand and long-term usability.

02

Ideal for Flex / Hybrid Users

Accommodates a mix of office, production, and storage — aligned with modern tenant requirements.

03

Stable Tenant Profile Potential

Designed for clean, professional uses — ideal for credit tenants in tech, life sciences, and engineering sectors.

04

Reduced Vacancy Risk

Broad permitted uses create leasing flexibility and minimize downtime between tenants.

05

Long-Term Functional Relevance

Adaptable layout potential reduces risk of obsolescence as tenant needs continue to evolve.

06

Institutional Business Environment

Performance standards ensure a well-maintained, professional setting that supports long-term asset value.

07

Strategic Northern NJ Location

Strong access to major highways, corporate corridors, and dense population centers across the metro.

Property & Financial Overview

PROPERTY OVERVIEW

39 Woodland Road

ADDRESS

39 Woodland Road, Roseland, NJ

BUILDING SIZE

3,000+ SF

PROPERTY TYPE

Office / Flex / Light Industrial

YEAR BUILT

1970

ZONING

R/M — Research / Manufacturing

PARKING

20 Spaces

COUNTY

Essex County, New Jersey

CURRENT OCCUPANCY

[Vacant / Owner-Occupied / Leased — to be confirmed]

Financial Overview

SCENARIO A

Owner-User Opportunity

Ideal for businesses seeking to control occupancy costs while benefiting from long-term appreciation and the optionality of future repositioning.

SCENARIO B

Leased / Partially Leased

GROSS INCOME	[\$[Insert]]
OPERATING EXPENSES	[\$[Insert]]
NET OPERATING INCOME	[\$[Insert]]
CAP RATE	[Insert]%

ADDITIONAL UPSIDE

Opportunity to increase rents to market levels and / or reposition the asset for multi-tenant use, unlocking additional NOI growth.

Location Overview

Roseland, New Jersey — Essex County

39 Woodland Road is located in Roseland, a highly desirable commercial enclave in Essex County known for its strong corporate presence, professional workforce, and excellent regional accessibility.

PROXIMITY & ACCESS

Regional Connectivity

- Convenient access to I-280, Route 46, and the Garden State Parkway
- Easy connectivity to Newark, Jersey City, and New York City
- Close to Newark Liberty International Airport
- Well-positioned along Northern NJ's corporate corridor

AREA HIGHLIGHTS

Market Fundamentals

- Dense and affluent surrounding population
- Strong daytime workforce and labor pool
- Established corporate and professional user base
- Suburban setting with proximity to major urban centers

The location provides an ideal balance of suburban accessibility and proximity to major urban centers — a profile that consistently attracts both high-quality tenants and long-term owner-users.

Zoning Overview

R/M Zone — Research / Manufacturing

The property is located within Roseland's R/M Zone, a highly flexible commercial designation designed to accommodate a wide range of modern business uses. The zoning emphasizes clean, non-nuisance operations — ensuring a professional, well-maintained business environment that supports long-term asset value.

GENERALLY PERMITTED USES

Professional & Corporate Offices

Research & Development Facilities

Laboratories & Life Sciences

Technology & Data-Driven Companies

Light Manufacturing & Assembly

Flex / Hybrid Occupiers

FROM AN INVESTMENT STANDPOINT

The R/M designation:

- Expands the tenant pool
- Reduces leasing risk
- Supports long-term adaptability
- Enhances overall asset value

FOR MORE INFORMATION

Let's talk

For property tours, diligence materials, or offer submission:



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DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and does not constitute a representation of the condition of the property. All financial projections, zoning references, and square footage figures are estimates to be independently verified by the prospective purchaser. The information contained herein is confidential and furnished solely for the purpose of a review by a prospective purchaser of the subject property.