

**Specifications**

±3,600 SF TOTAL BUILDING SIZE      ±2,800 SF WAREHOUSE AREA

±800 SF OFFICE AREA

±1.09 AC (Block 3502, Lot 2) LOT SIZE

1 Drive-Thru LOADING

13' Clear CEILING HEIGHT

Industrial ZONING

\$50,489.01 TAXES (2024)

2.3 Miles to GSP Exit 137  
Close Proximity to I-95, Route 1 & 9,  
Newark Airport  
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Christian Walsifer, CCIM, SIOR  
Executive Senior Director  
973.379.6644 x 137  
CWalsifer@blauberg.com

David A. Thomas  
Executive Director  
973.379.6644 x 125  
DThomas@blauberg.com

FOR LEASE | 138 EAST 11<sup>TH</sup> AVENUE | ROSELLE, NJ



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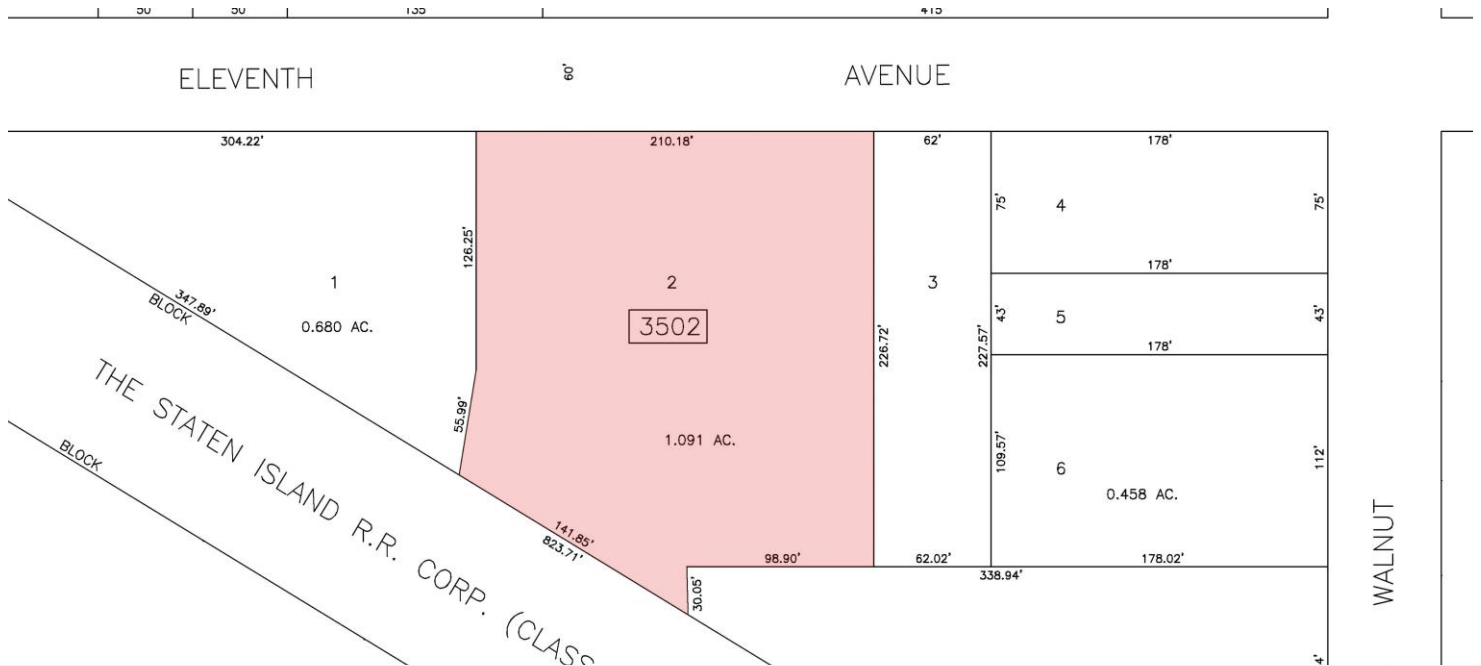
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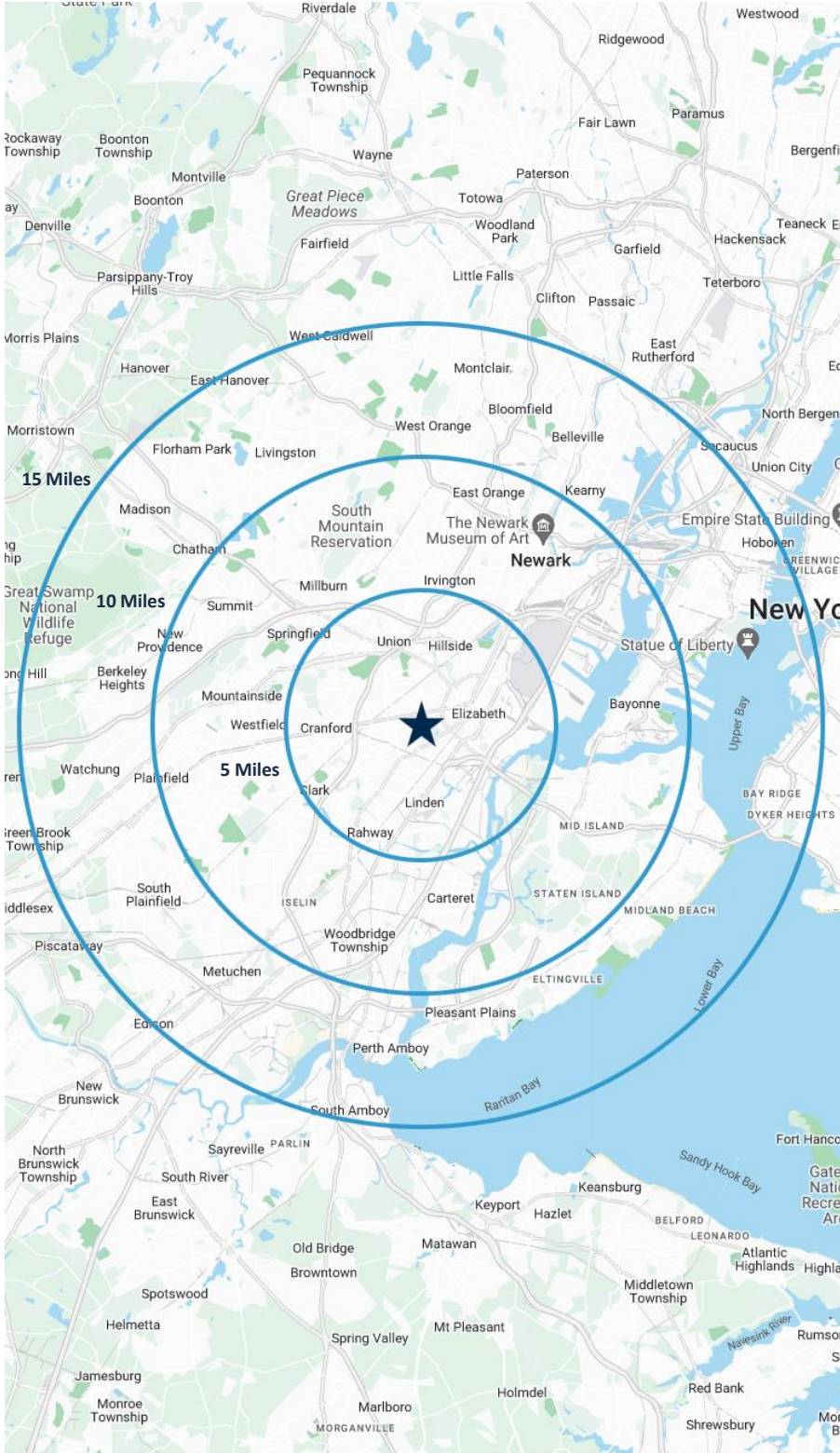


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### 5 MILES

- Total Population: 488,762
- Households: 176,119
- Median Household Income: \$99,644
- Average Household Size: 2.7
- Transportation to Work: 265,729
- Labor Force: 395,597

### 10 MILES

- Total Population: 2.06M
- Households: 737,967
- Median Household Income: \$101,477
- Average Household Size: 2.7
- Transportation to Work: 1.04M
- Labor Force: 1.66M

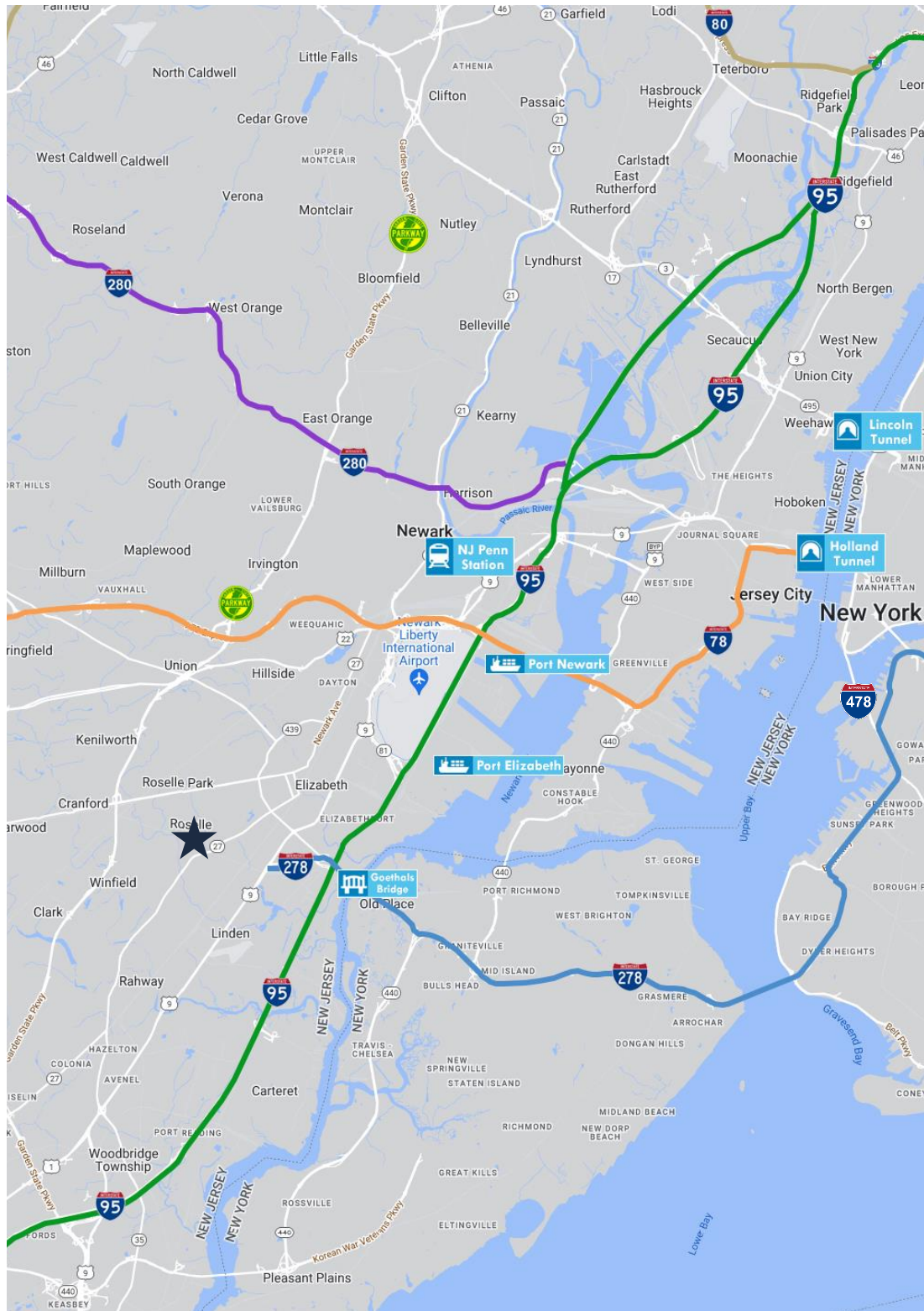
### 15 MILES

- Total Population: 4.22M
- Households: 1.59M
- Median Household Income: \$112,281
- Average Household Size: 2.6
- Transportation to Work: 2.2M
- Labor Force: 3.43M


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### ACCESSIBILITY


 0.3 MI  
Route 27

 2.3 MI  
GSP Exit 137

 2.3 MI  
US Hwy 1&9


 3.1 MI  
I-95 Exit 13A

 6.3 MI  
I-78 Exit 52

 7.7 MI  
EWR

 10.3 MI  
Ports Newark  
and Elizabeth

 13.7 MI  
Penn Station

 16.3 MI  
Holland Tunnel

 19 MI  
Lincoln Tunnel

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