

Specifications

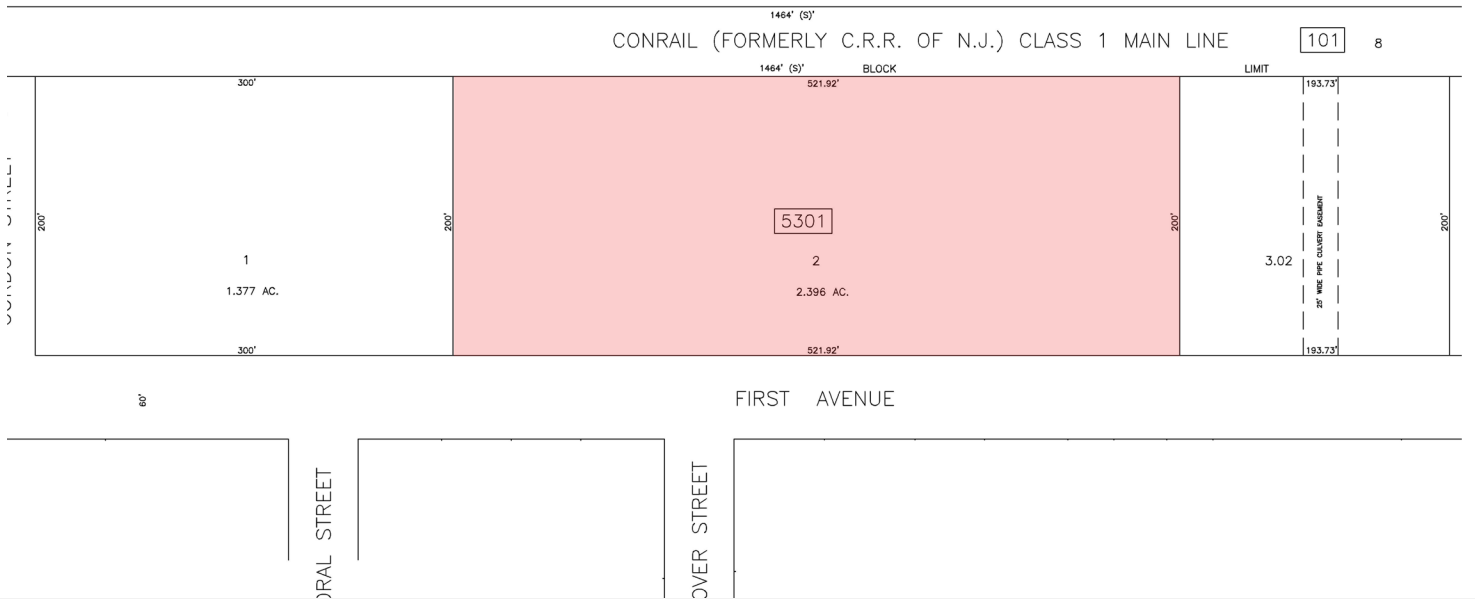
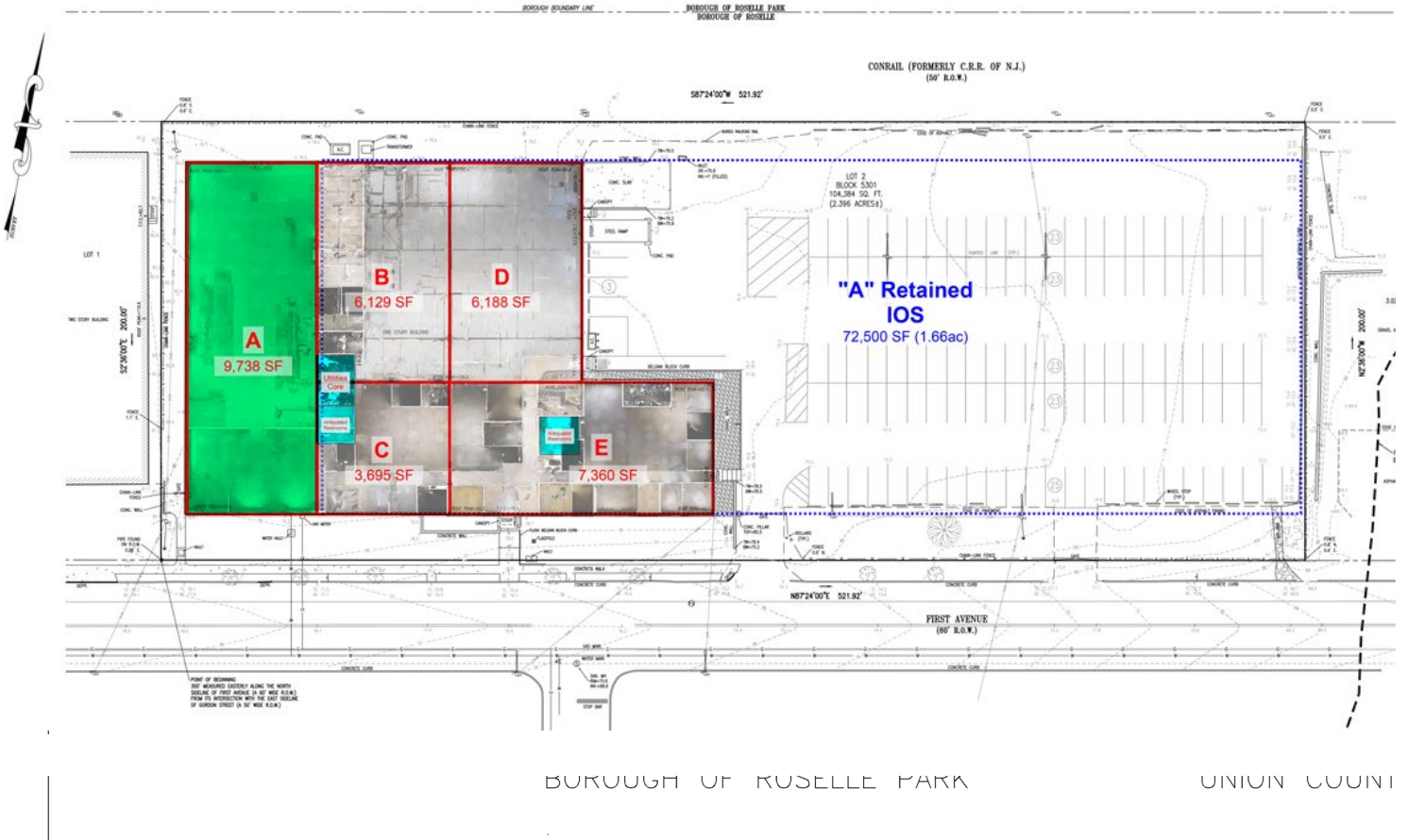
±9,738 SF TOTAL SF	±9,738 SF AVAILABLE SPACE
±2.4 AC (Block 5301, Lot 2) TOTAL ACREAGE	
14' Clear (21' to the Deck) CEILING HEIGHT	
5 LOADING DOCKS	1 DRIVE-IN
Heavy Power POWER	1 ST Quarter 2027 AVAILABILITY
1.7 AC PARKING / IOS	
Temperature Controlled - HVAC Fenced and Paved Parking Lot PROPERTY FEATURES	
I ZONING	
\$73,176 TAXES (2026)	

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

- Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 121, acont@blauberg.com
- Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
- Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com



FOR LEASE | 450 WEST 1ST AVENUE | ROSELLE, NJ



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

- Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**
- Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 121, acont@blauberg.com**
- Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**
- Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com**



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.





5 MILES

- Total Population: 524,992
- Households: 190,738
- Median Household Income: \$106,368
- Average Household Size: 2.7
- Transportation to Work: 281,382
- Labor Force: 419,701

10 MILES

- Total Population: 1.95M
- Households: 704,556
- Median Household Income: \$103,962
- Average Household Size: 2.7
- Transportation to Work: 994,672
- Labor Force: 1.56M

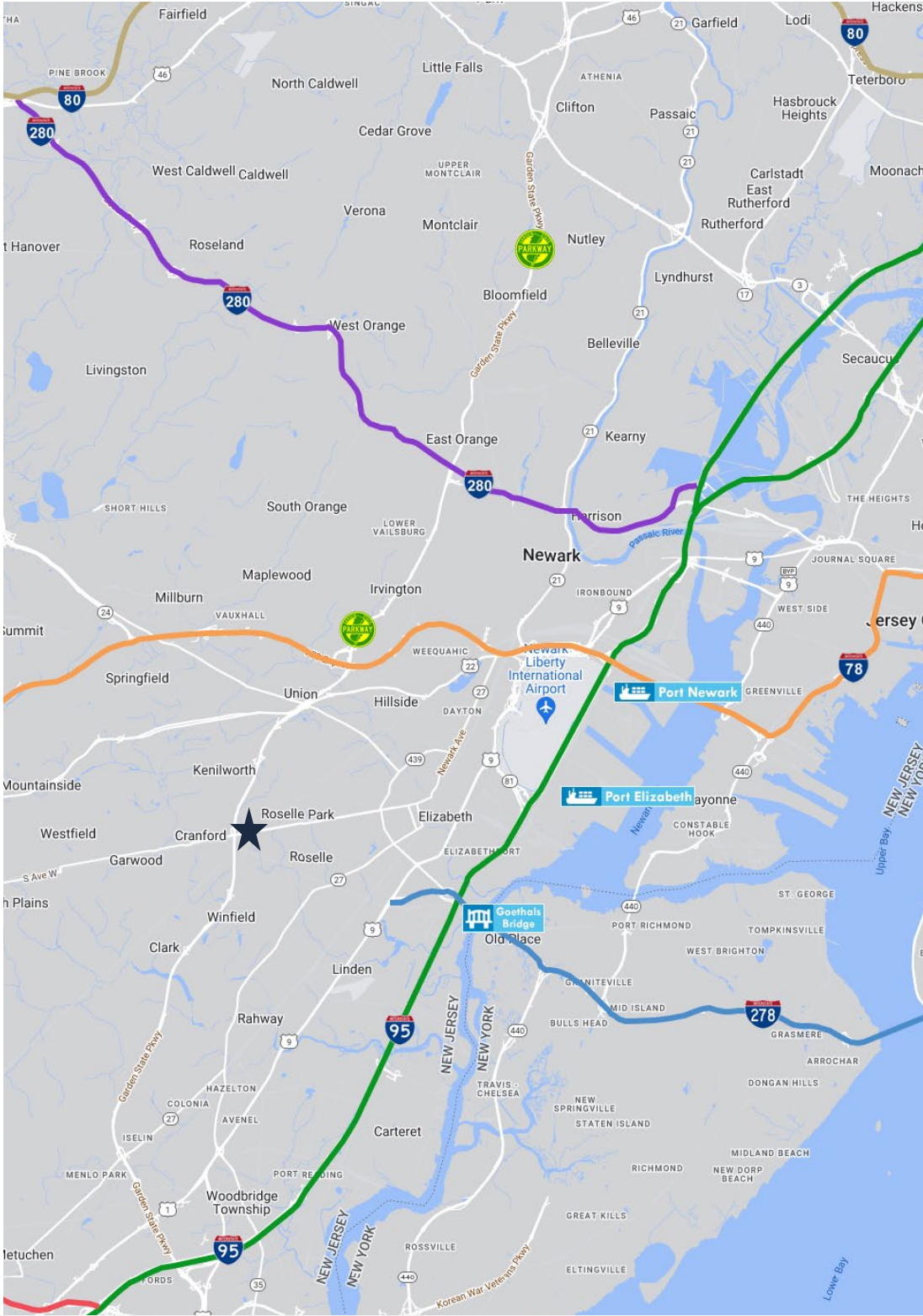
15 MILES

- Total Population: 3.81M
- Households: 1.42M
- Median Household Income: \$111,311
- Average Household Size: 2.6
- Transportation to Work: 2.0M
- Labor Force: 3.08M

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

Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 121, acont@blauberg.com
Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com
Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com





ACCESSIBILITY



0.5 MI
GSP Exit 137



2.0 MI
Route 27



3.1 MI
Route 22



4.0 MI
US Hwy 1 & 9



4.5 MI
I-278



4.5 MI
I-78 Exit 52



5.5 MI
I-95 Exit 13



9.9 MI
Newark Airport



20.1 MI
Holland Tunnel



16.8 MI
Lincoln Tunnel

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

- Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**
- Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 121, acont@blauberg.com**
- Peter J. Murano, SIOR, Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**
- Dylan Meade, Associate Director, 973.379.6644 x 115, dmeade@blauberg.com**

