

Warehouse Space For Lease

410-450
North Ave East
Cranford, NJ 07016



Property Highlights

- 50,755 SF industrial/flex building
- Lot size: 2.1 acres
- 9,000 SF warehouse with 150 SF office, two separate multi-stall bathrooms and mop room
- 10' ceiling height
- Central air conditioning
- Wet sprinkler system
- 2 shared tailgates
- 10 parking spaces

Location Highlights

- Located directly on North Ave. East (NJ Route 28)
- Across from Garden State Parkway's Exit 137 for immediate highway access
- Minutes to Ports Newark/Elizabeth and Newark Liberty International Airport
- Convenient to Routes 1&9, 22, 27, 28, I-78, I-278, and NJ Turnpike (I-95)
- C-2 zone (Commercial/Light Industrial)

FOR MORE INFORMATION

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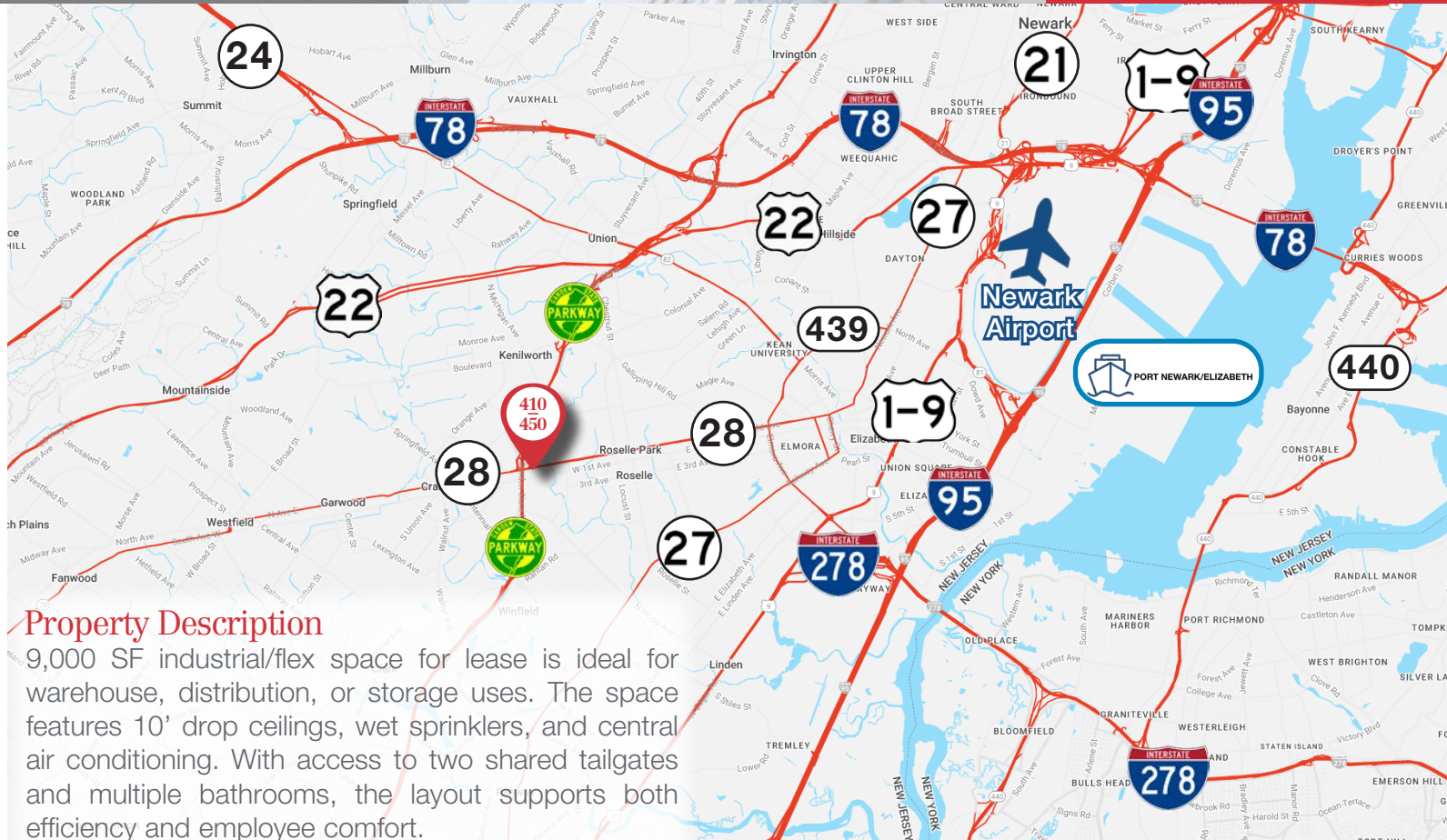
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Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

PROPERTY OVERVIEW

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Property Description

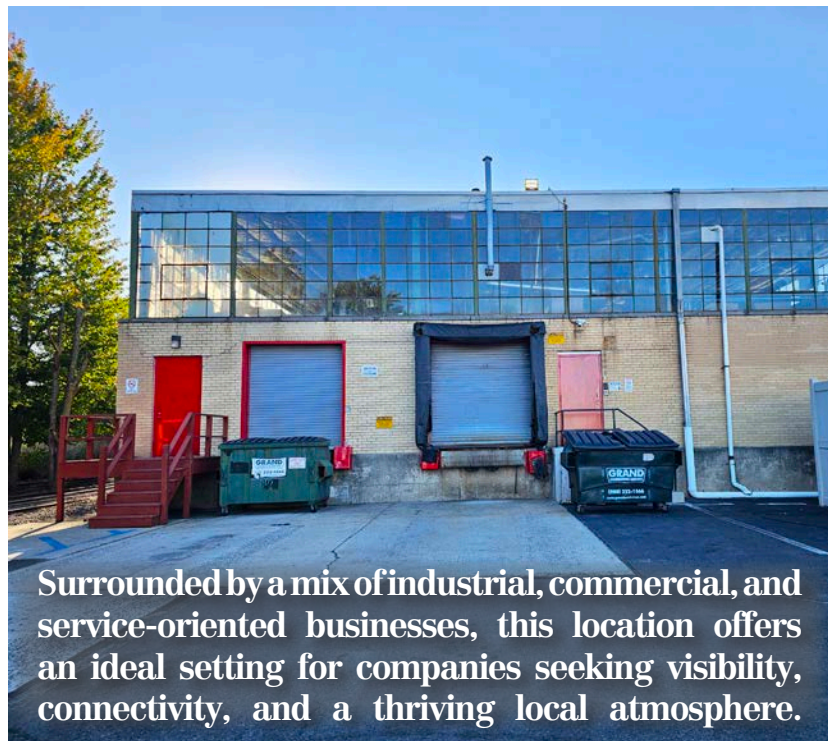
9,000 SF industrial/flex space for lease is ideal for warehouse, distribution, or storage uses. The space features 10' drop ceilings, wet sprinklers, and central air conditioning. With access to two shared tailgates and multiple bathrooms, the layout supports both efficiency and employee comfort.

Location Description

Ideally located on North Avenue East (NJ Route 28) and directly across from the Garden State Parkway's Exit 137 in a thriving business corridor, this property offers exceptional accessibility and visibility.

The site provides seamless connectivity to Routes 1&9, 22, 27, 28, I-78, I-278, and I-95/NJ Turnpike, and ensures quick access to Port Newark/Elizabeth, Newark Airport, and major distribution hubs.

Located within 5 minutes of Downtown Cranford, this property offers the perfect balance of business convenience and community charm. The downtown area - known for its walkable streets, vibrant dining scene, and unique specialty shops - has experienced significant investment through recent transit-oriented development projects. Recognized as one of New Jersey's premier "Sidewalk Towns," Cranford provides excellent accessibility via its train station with direct service to New York City.

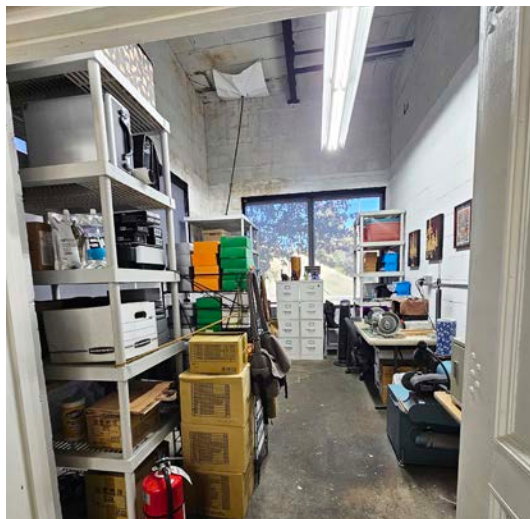
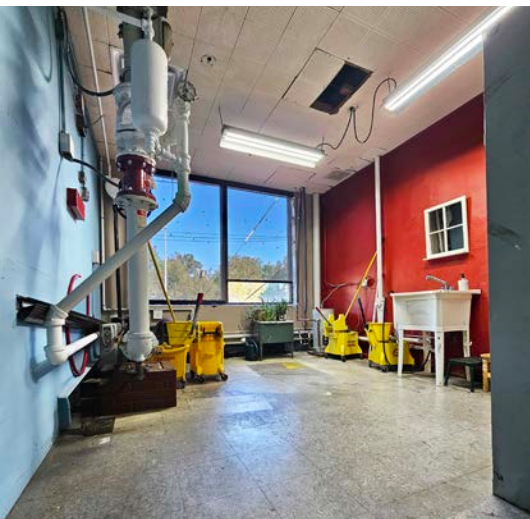
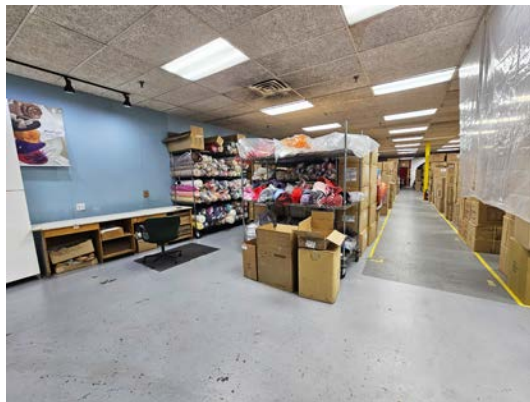
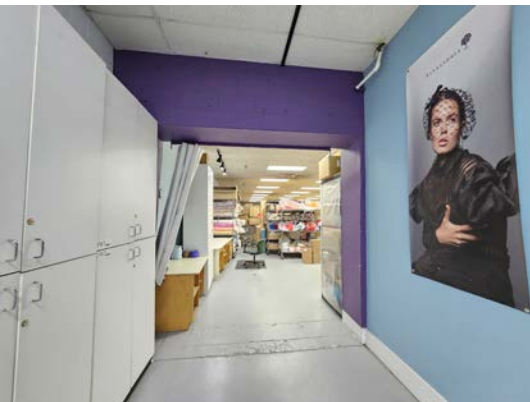




Surrounded by a mix of industrial, commercial, and service-oriented businesses, this location offers an ideal setting for companies seeking visibility, connectivity, and a thriving local atmosphere.

PROPERTY PHOTOS

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SERVICES OFFERED

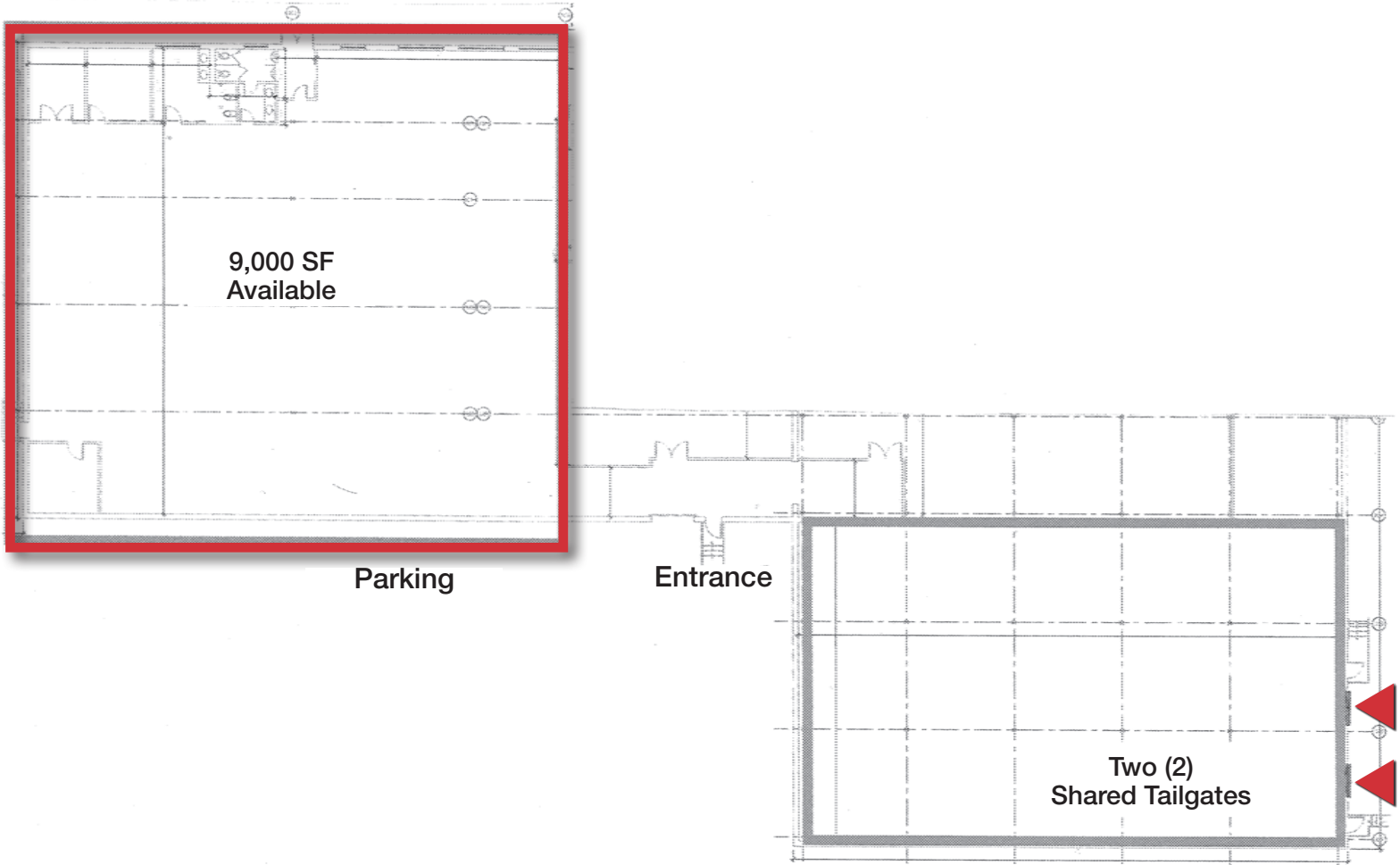
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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

FLOOR PLAN

Warehouse Space For Lease

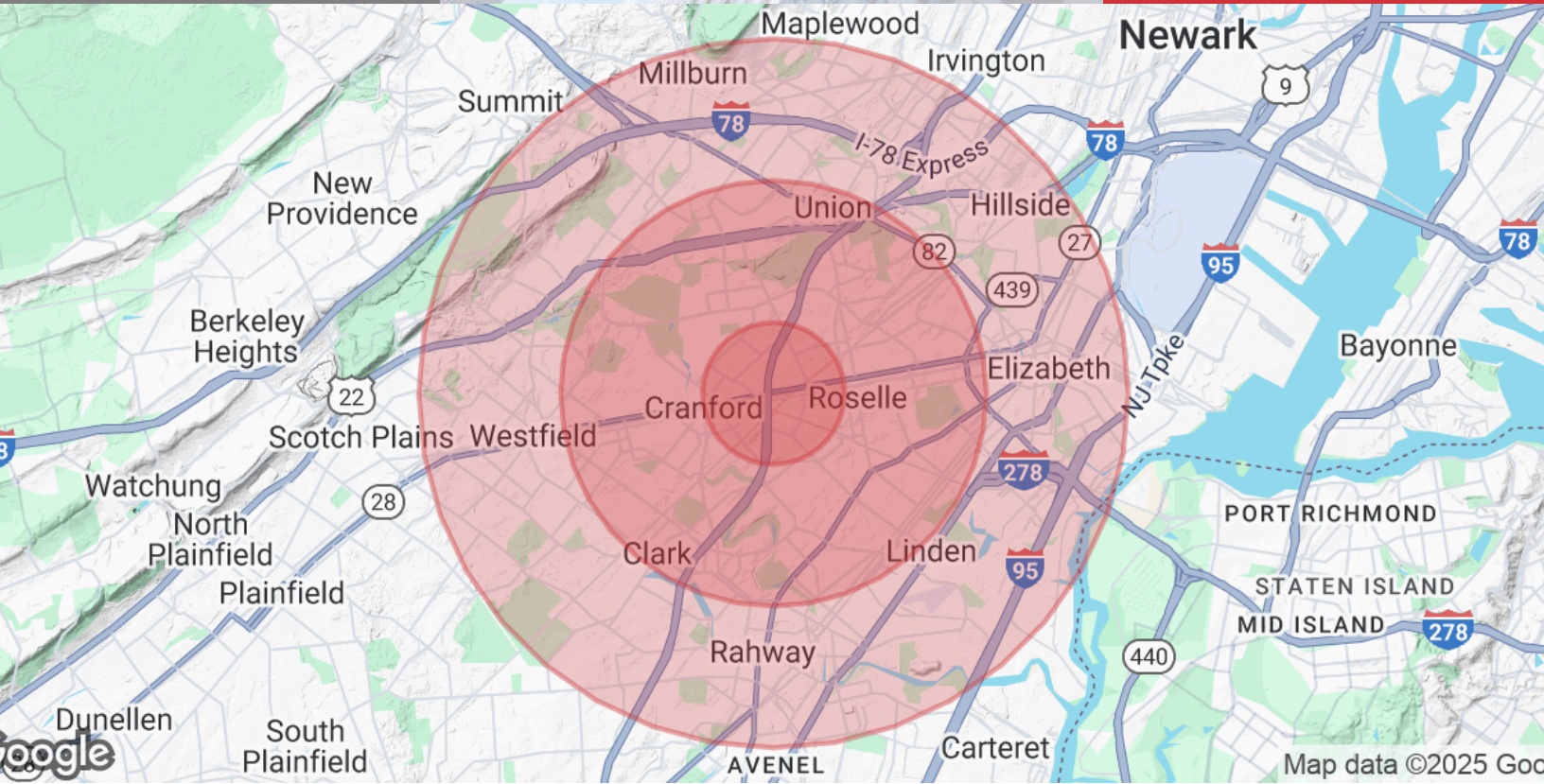
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DEMOGRAPHICS

Warehouse Space For Lease

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Population	1 Mile	3 Miles	5 Miles
Total Population	19,594	179,698	501,150
Average Age	42	41	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,547	65,047	177,496
Average Household Income	\$136,053	\$141,898	\$132,846
Average House Value	\$525,871	\$533,931	\$524,531

Demographics data derived from AlphaMap

ZONING INFORMATION

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C-2 Commercial - 2 District

Permitted principal uses Include:

- Retail stores and service establishments
- Offices (business or professional)
- Light industrial or flex uses (such as warehousing, distribution, or assembly)
- Public garages and motor vehicle service stations (some cases)
- Restaurants and personal service businesses

CLICK HERE FOR FULL ZONING

