

310B W Westfield Ave

ROSELLE PARK, NEW JERSEY

±5,876 SF FOR LEASE



5,876SF INDUSTRIAL/FLEX UNIT

Available flex space with ±2,938 SF of office area in an established small-bay building on ±2.24 acres. Features a 14' ceiling, one drive-in door, and ±12 on-site parking spaces along the Westfield Avenue corridor with quick access to Cranford, Kenilworth, Linden, Elizabeth, and Newark.

Well-suited for contractors, trade users, light industrial, small-bay warehouse, storage, staging, and van- or truck-access operations.

PROPERTY DETAILS

Address	310B W. Westfield Ave, Roselle Park, NJ 07204
Available	5,876 SF (±2,938 SF office)
Rent	\$12.00/SF NNN
Taxes/CAM	~\$5.84/SF
Zoning	B-3 Arterial Business
Ceiling	14'
Drive-In Doors	1
Parking	±12 Spaces
Block/Lot	314 / 3

EXCLUSIVE AGENTS:

Christopher D'Andrea
Associate
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cdandrea@naihanson.com

John Schilp
SVP
973 463 1011 x174
jschilp@naihanson.com

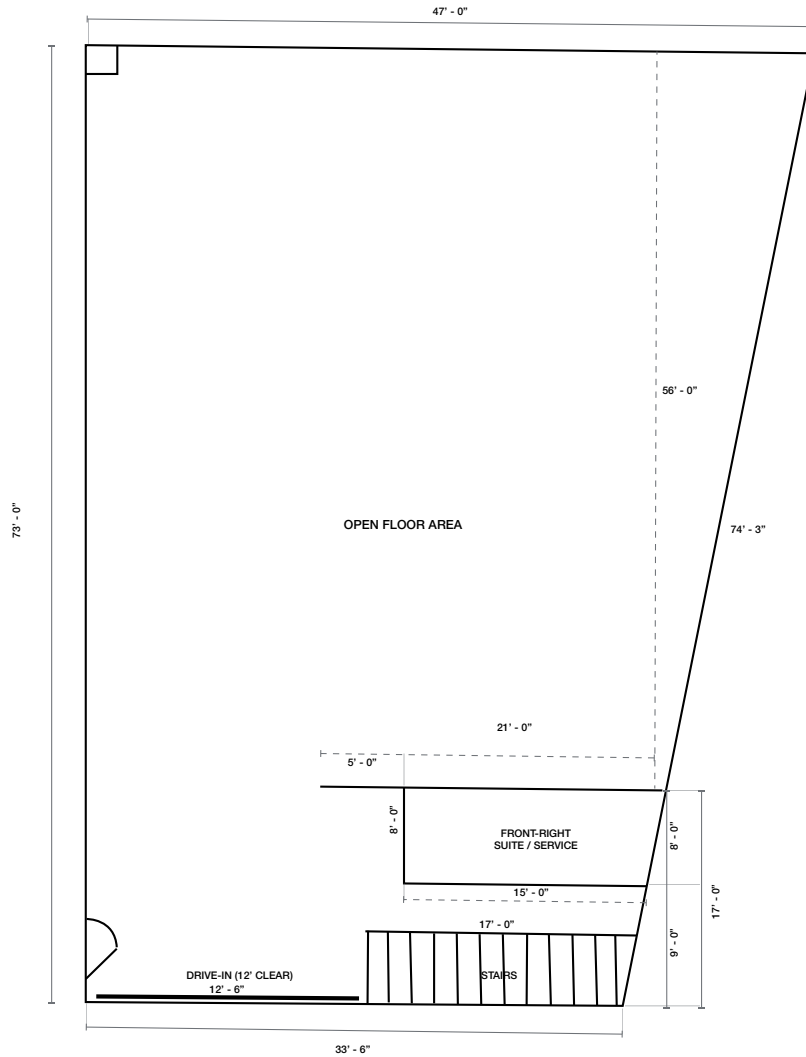
NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

310B W Westfield Ave

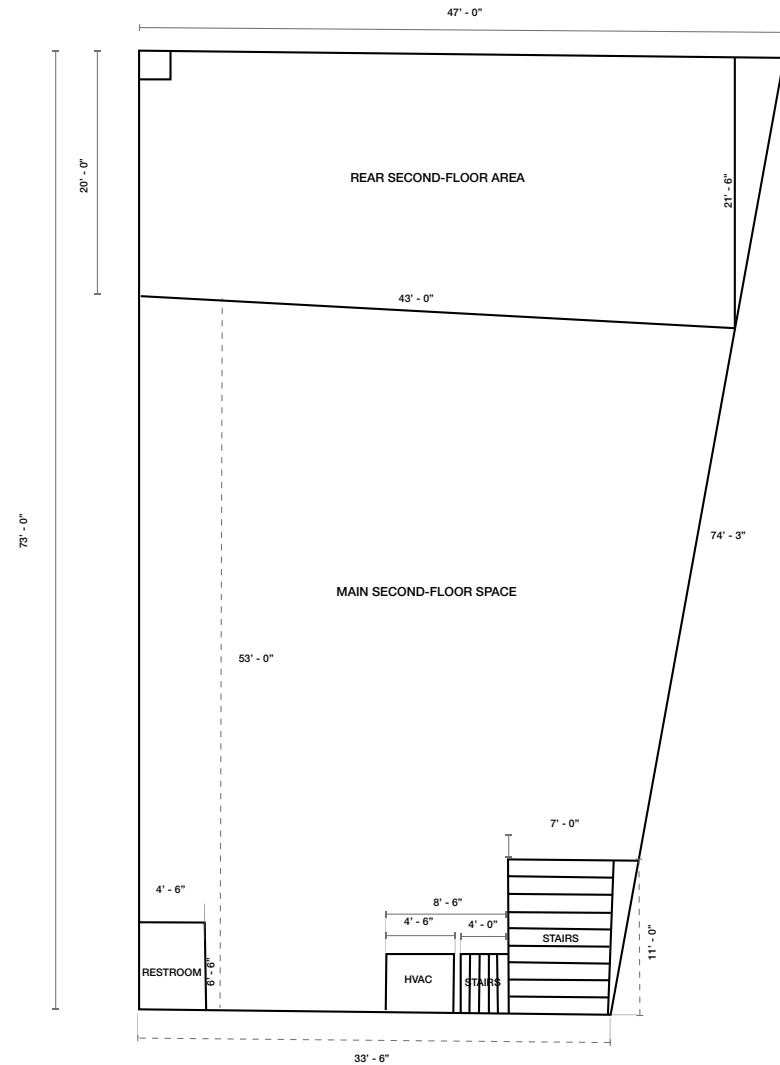
ROSELLE PARK, NEW JERSEY

FLOOR PLANS

FIRST FLOOR PLAN



SECOND FLOOR PLAN



310B W Westfield Ave

ROSELLE PARK, NEW JERSEY

PROPERTY
PHOTOS



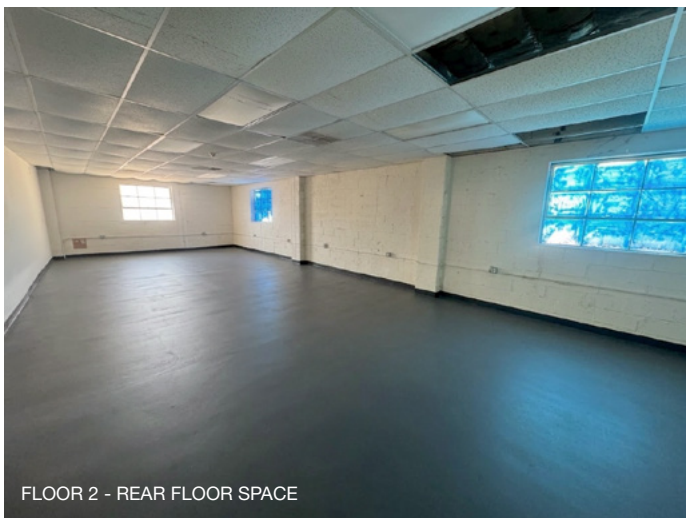
FLOOR 1 - OPEN FLOOR AREA



FLOOR 2 - MAIN FLOOR SPACE



FLOOR 2 - RESTROOM/HVAC AREA



FLOOR 2 - REAR FLOOR SPACE



FLOOR 2 - MAIN FLOOR SPACE

ROSELLE PARK, NEW JERSEY

Located in the heart of Central Union County, the property offers immediate access to Northern New Jersey's industrial corridor, placing businesses within reach of major highways, a skilled workforce, and the established industrial markets of Newark, Elizabeth, Linden, Cranford, and Kenilworth.

Newark Liberty International Airport

Port Newark / Elizabeth

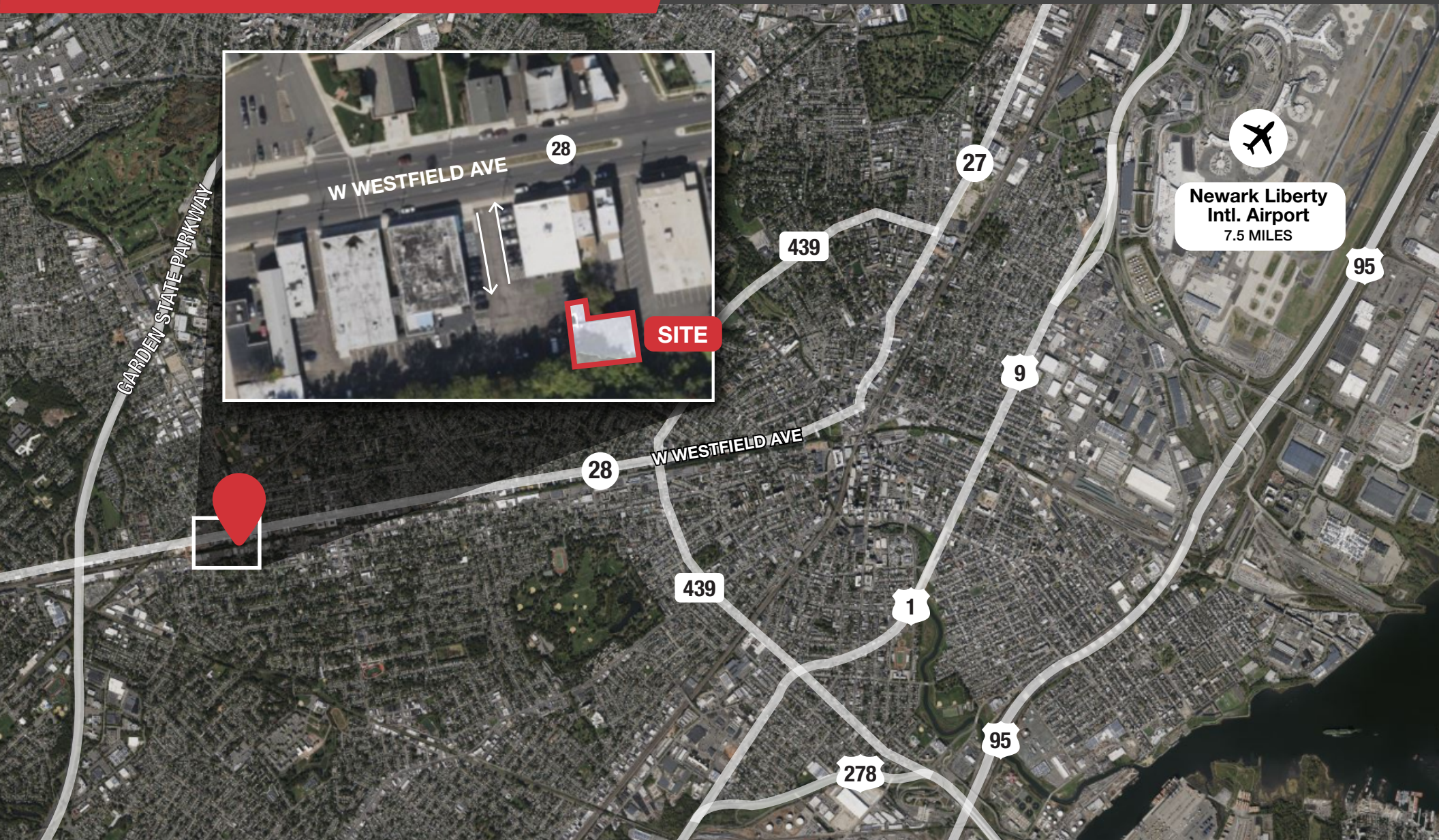
George Washington Bridge

Mario Cuomo Bridge

310B W Westfield Ave

ROSELLE PARK, NEW JERSEY

LOCAL
ACCESS



310B W Westfield Ave

ROSELLE PARK, NEW JERSEY

BOROUGH OF ROSELLE PARK ZONING MAP & PERMITTED USES

§ 40-2402 PERMITTED USES

[1980 Code § 128-97; amended by Ord. No. 2174; Ord. No. 2197 § 1; Ord. No. 2345; Ord. No. 2373; Ord. No. 2383 § 1; Ord. No. 2526-2018; amended 6-15-2023 by Ord. No. 2729]

A building or premises may be used only for the following uses:

1. The following retail business shall be permitted, provided that there is a total connected electric motor load for manufacturing or processing of not more than ten (10) horsepower, and further provided that no steam plant shall carry steam at more than one hundred (100) pounds pressure: bakery, carpenter shop, cleaning and dyeing shop, food processing shop, frozen food lockers, laundry, plumber, printing shop and car wash.
2. Retail trade.
3. Retail services.

4. Banks and financial institutions—NASICS Group 5221.
5. Institutional and public uses—NASICS Groups 71211, 8131 and 92.
6. Restaurants, Caterers and Banquet Halls—NASICS Group 7221, 7222, 72232 and 722320, excluding exotic and/or pornographic entertainment or activities and excluding drive-in restaurants.
7. Funeral Homes—NASICS Group 812210, excluding crematories.
8. Motion Picture Theaters—NASICS Group 512131.
9. Mortgage companies and mortgage brokers—NASICS Groups 522292 and 522310.
10. Fitness and Recreational Sports Centers—NASICS Group 713940.
11. Pet Grooming Services—NASICS Group 812910.
12. Utility Trailer Merchant Wholesalers—NASICS Group 423110.
13. Screen Printing Apparel & Textile Products—NASICS Group 323113.
14. Insurance agencies and brokerage—NAICS Group 5242.

Retail Services

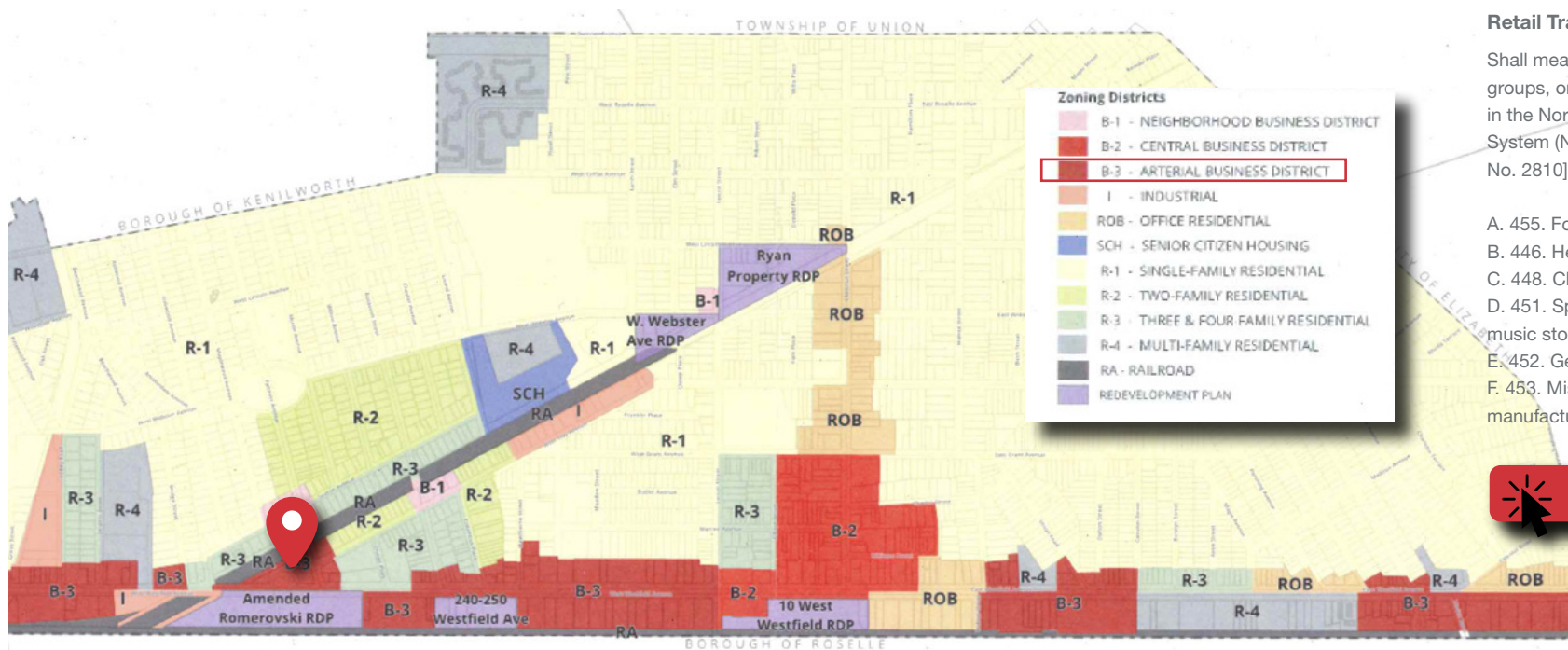
Shall mean and include the following major groups, or portions thereof, as enumerated in the North American Standard Industry Classification System (1997), Office of Management and Budget:

- A. 541. Professional, scientific and technical services.
- B. 561. Administrative and support services.
- C. 61. Education Services.
- D. 6211, 6212 and 6213. Doctor's office.
- E. 624. Social assistance services.
- F. 81211, Hair, nail and skin care services.

Retail Trade

Shall mean and include the following major groups, or portions thereof, as enumerated in the North American Industry Classification System (NAICS): [Amended 4-17-2025 by Ord. No. 2810]

- A. 455. Food and beverage stores.
- B. 446. Health and personal care stores.
- C. 448. Clothing and clothing accessory stores.
- D. 451. Sporting goods, hobby, book and music stores.
- E. 452. General merchandise stores.
- F. 453. Miscellaneous store retailers, excluding manufactured (mobile) home dealers.



[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)