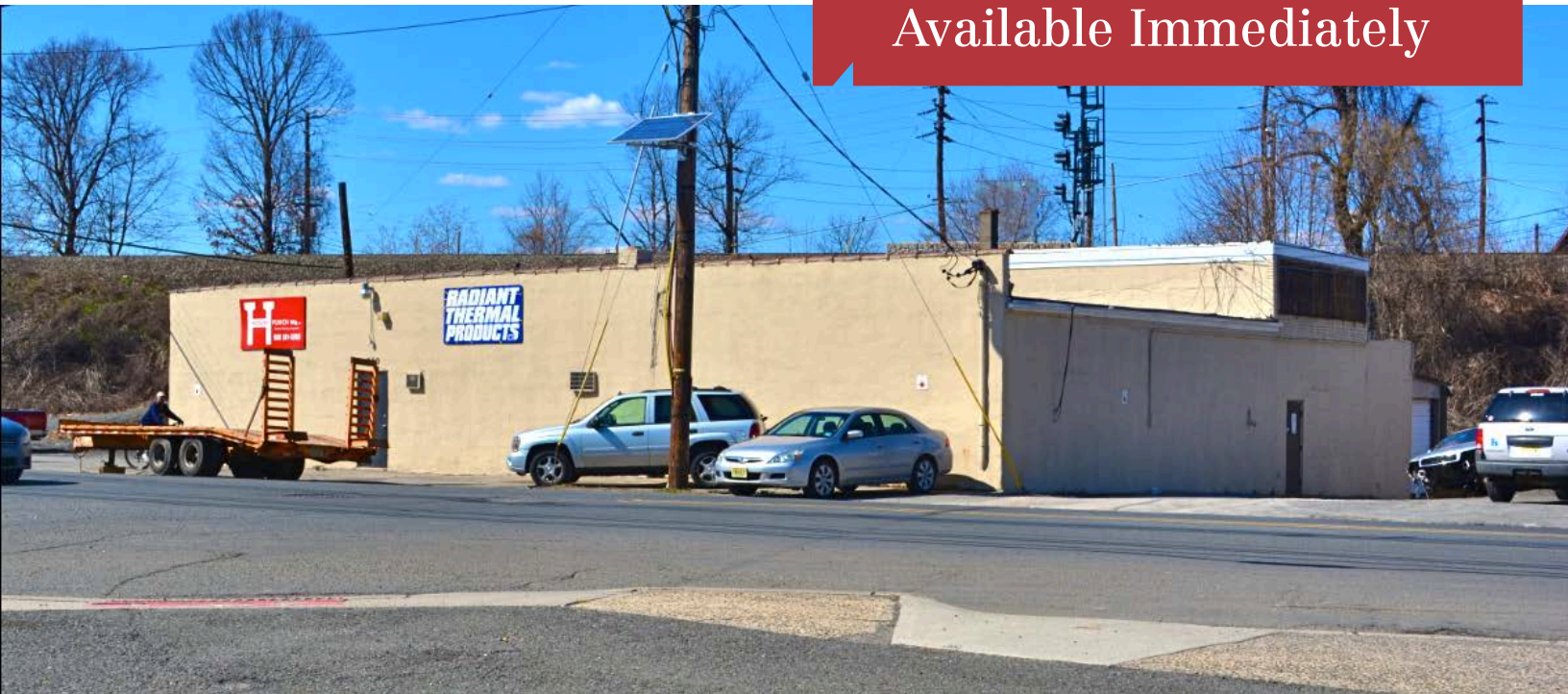


For Sale
6,200 SF Industrial
Available Immediately

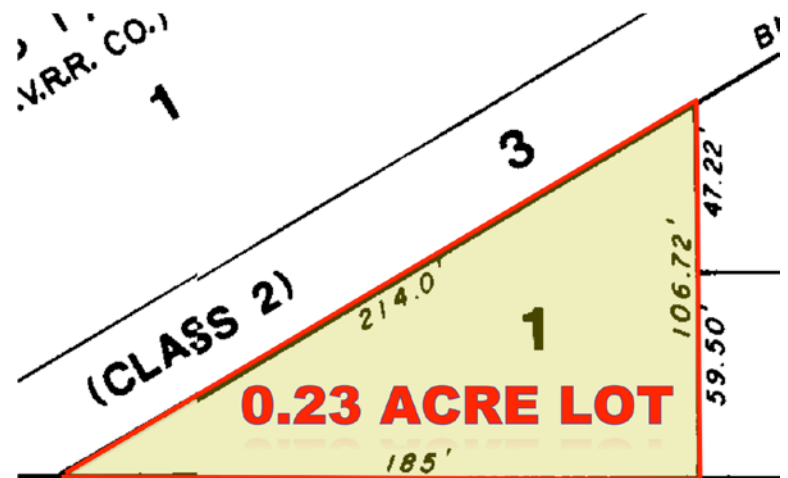


640 West 1st Avenue

Roselle, New Jersey

Property Features:

- 6,200 SF industrial building
- Office space: 1,020 sf (240 sf 1st floor + 780 sf mezzanine)
- Lot size: 0.23 Acres
- Zoned: Light Industrial
- 1 drive-in door
- Ceiling Height: 9'3" – 13'6" Clear
- Heat: Gas (forced hot air)
- Central Air
- Power: 220/440
- +/- 10 Car Parking
- Built in 1946
- Located within 1 mile of the Garden State Parkway Exit 137 & Roselle Park Train Station



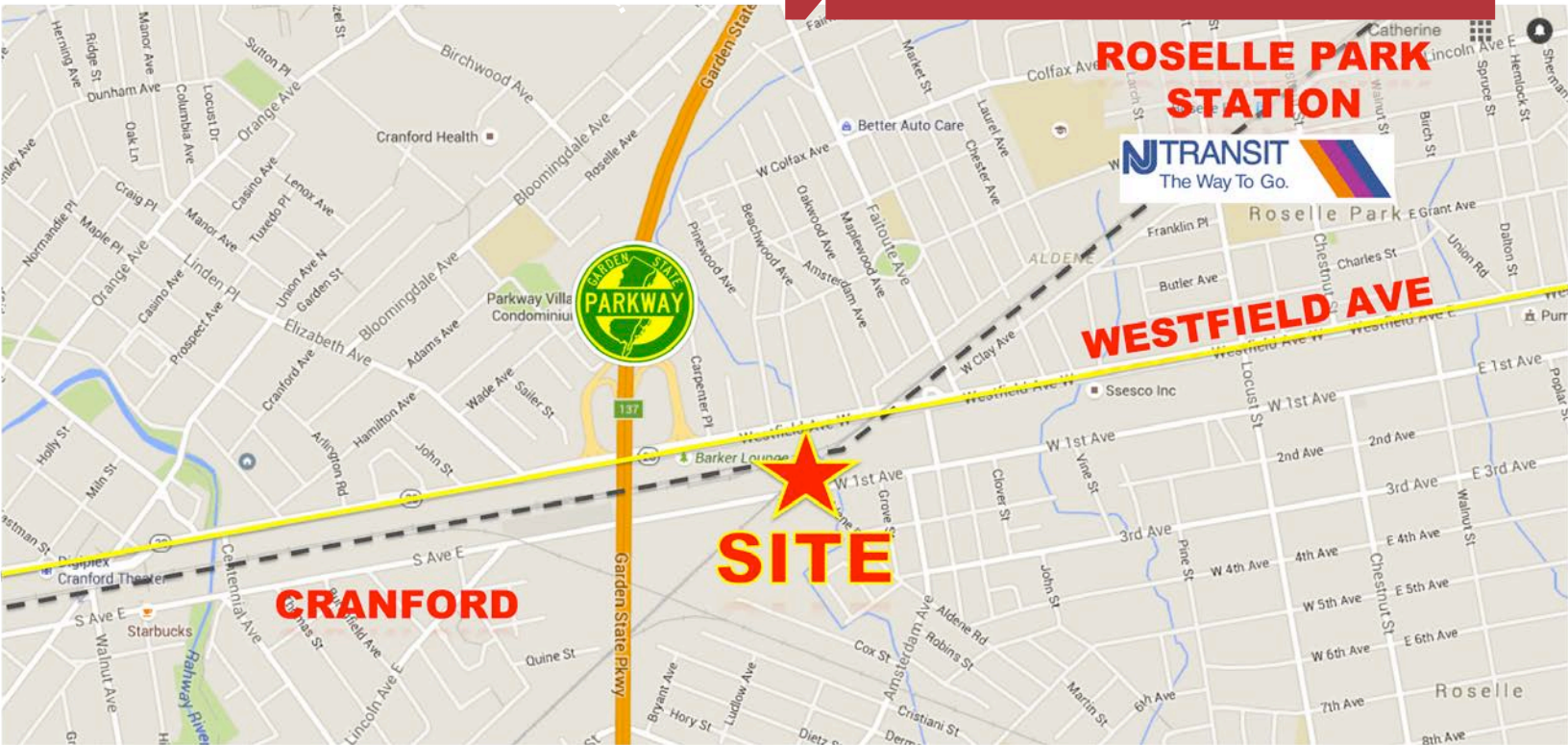
Richard Goski, Vice President

732 985 3000 ext. 228 rgoski@naidb.com

Catherine Goski, Associate

732 985 3000 ext. 227 cgoski@naidb.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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