

# 169-197 E Highland Pkwy

ROSELLE, NEWJERSEY | **FOR SALE**

**2 PROPERTIES INDUSTRIAL PORTFOLIO**  
±32,000 SF | COMMERCIAL WAREHOUSES

**169 - 193 E Highland Parkway**  
**24,500 SF**

**197 E Highland Parkway**  
**7,500 SF**



**2 PROPERTY PORTFOLIO**  
4 SEPERATE  
BUILDINGS



**DIRECT ACCESS**  
TO ROUTE 1 & 9  
& NJ TURNPIKE



**CONVENIENT**  
PRIME PORT  
LOCATION



## SPECIFICATIONS

Total Size: 32,000 sqft

Office Space: 1,000 sqft

Loading Docks: 1 Dock

Drive-In Doors: 9 Doors

Forklift Doors: 2 Doors

Ceiling Height: 17'+

Zoning: Industrial

## Portfolio Summary

Offered for **immediate sale**, this 32,000± SF industrial portfolio features two adjacent warehouse properties comprising four buildings (**A-B-C-D**), packaged together as a seamless acquisition for investors or owner occupied.

The buildings offer an efficient 17'+ clear ceiling height, multiple drive-in doors, a dedicated loading dock, and 2 forklift doors, supporting a wide range of industrial and distribution uses. There is ample lofted office space, providing flexibility for operations and administration.

Estimated annual Rent of \$220,000 (averaging \$15.70/NNN) enhances the property's overall value proposition.



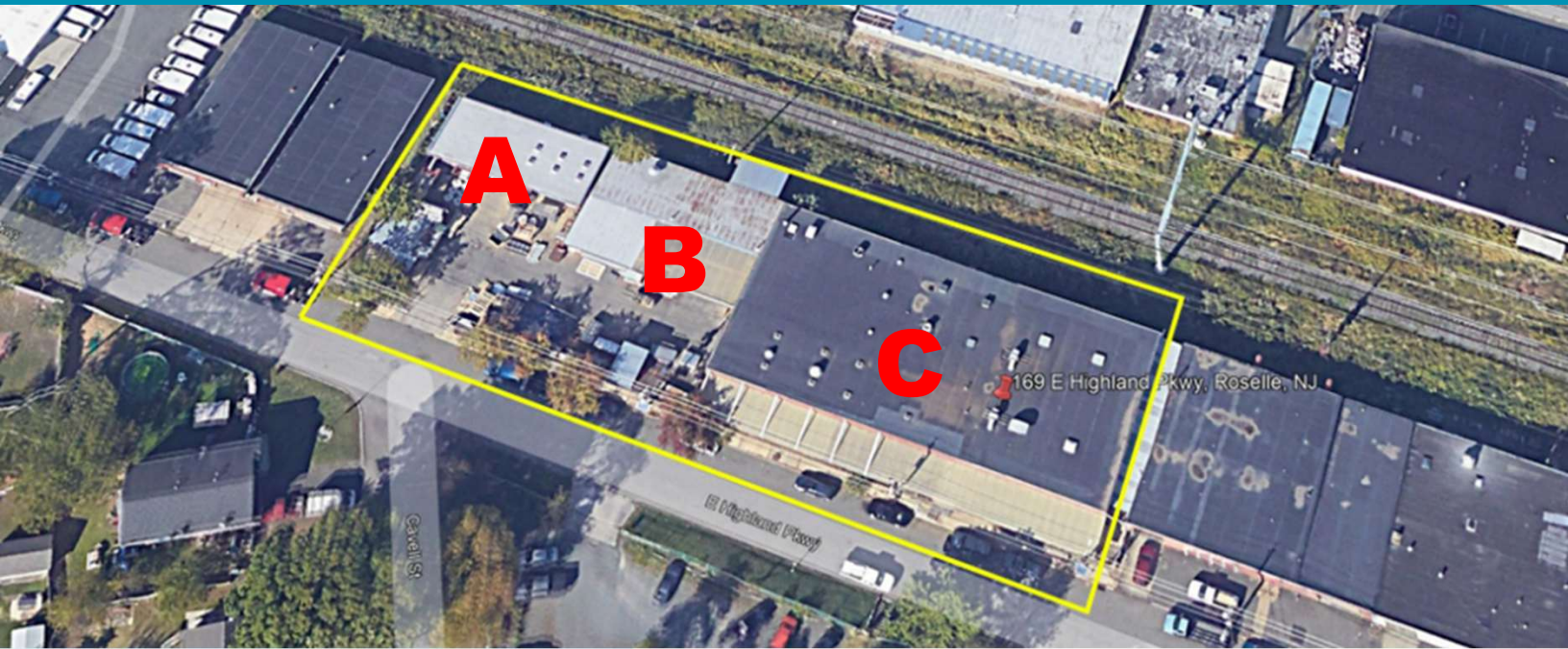
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## SUMMARY

### Property Information

Office Space: 1,000 sqft

Loading Docks: 1 Dock

Drive-In Doors: 6 Doors

Forklift Doors: 1 Door

Ceiling Height: 17'+

Zoning: Industrial

## Buildings A-B-C

Built in 1979, this **24,500sqft** commercial space spans 3 buildings (A-B-C), zoned Industrial on **0.56 acres of land, 12 parking spaces, gas heated with 200amp power.**

### Buildings A/B

- Leased to JNJ Tires Llc.
- Buildings A&B Total = 6500sqft
- Building A = 2500sqft NNN
- Building B = 4000sqft N
- 5 year Lease
- Rate @ \$10,086/month (\$18.62NNN) = \$121,032/yr

### Building C - Owner Occupied

- Building C = 18,000sqft
- Can be rented or new owner occupied.



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## SUMMARY

### Property Information

Office Space: 0 sqft

Loading Docks: 0 Dock

Drive-In Doors: 2 Doors

Forklift Doors: 1 Door

Ceiling Height: 17'+

Zoning: Industrial

## Building D

Built in 1963, this **7,500sqft** commercial building (D), zoned Industrial on **0.22 acres of land**, has **17' ceilings**, **is gas heated with 200amp power**.

### Building D

- Leased to Lucky Construction
- Buildings D = 7500sqft NNN
- 5yr Lease
- Lease Rate @ \$8,125/month (\$13NNN) = \$97,500/yr

### Property Information

- 2 Drive-ins
- 1 Forklift door
- With amenities including gas heat, AC, wired for WiFi, & CCTV.



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**Building A**



**Building B**



**Building C**



**Building D**



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**BUILDING - A**

**Size:** 2500 sqft

**Drive-In Doors:** 2 Doors

**BUILDING - B**

**Size:** 4000 sqft

**Drive-In Doors:** 2 Doors

**BUILDING - C**

**Size:** 18,000 sqft

**Drive-In Doors:** 1 Door

**Ceiling Height:** 17'+

**Forklift Doors:** 1 Door

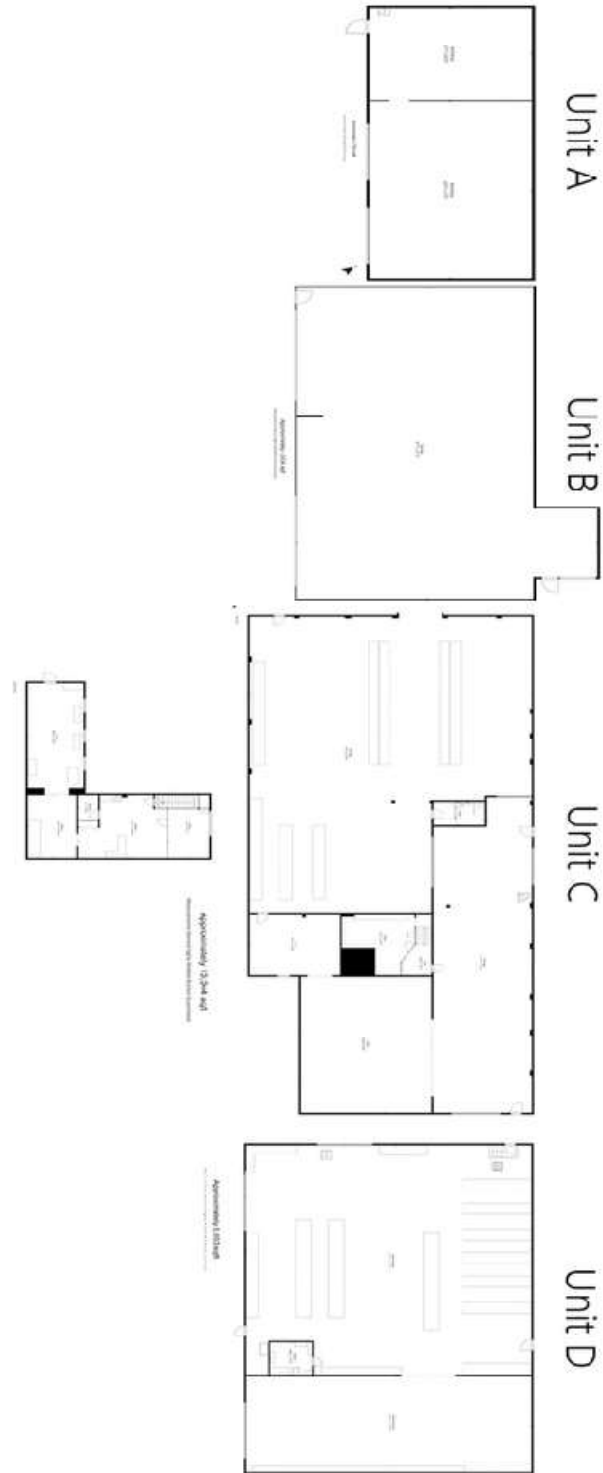
**Loading Docks:** 1 Dock

**BUILDING - D**

**Size:** 7500 sqft

**Drive-In Doors:** 2 Doors

**Forklift Doors:** 1 Door



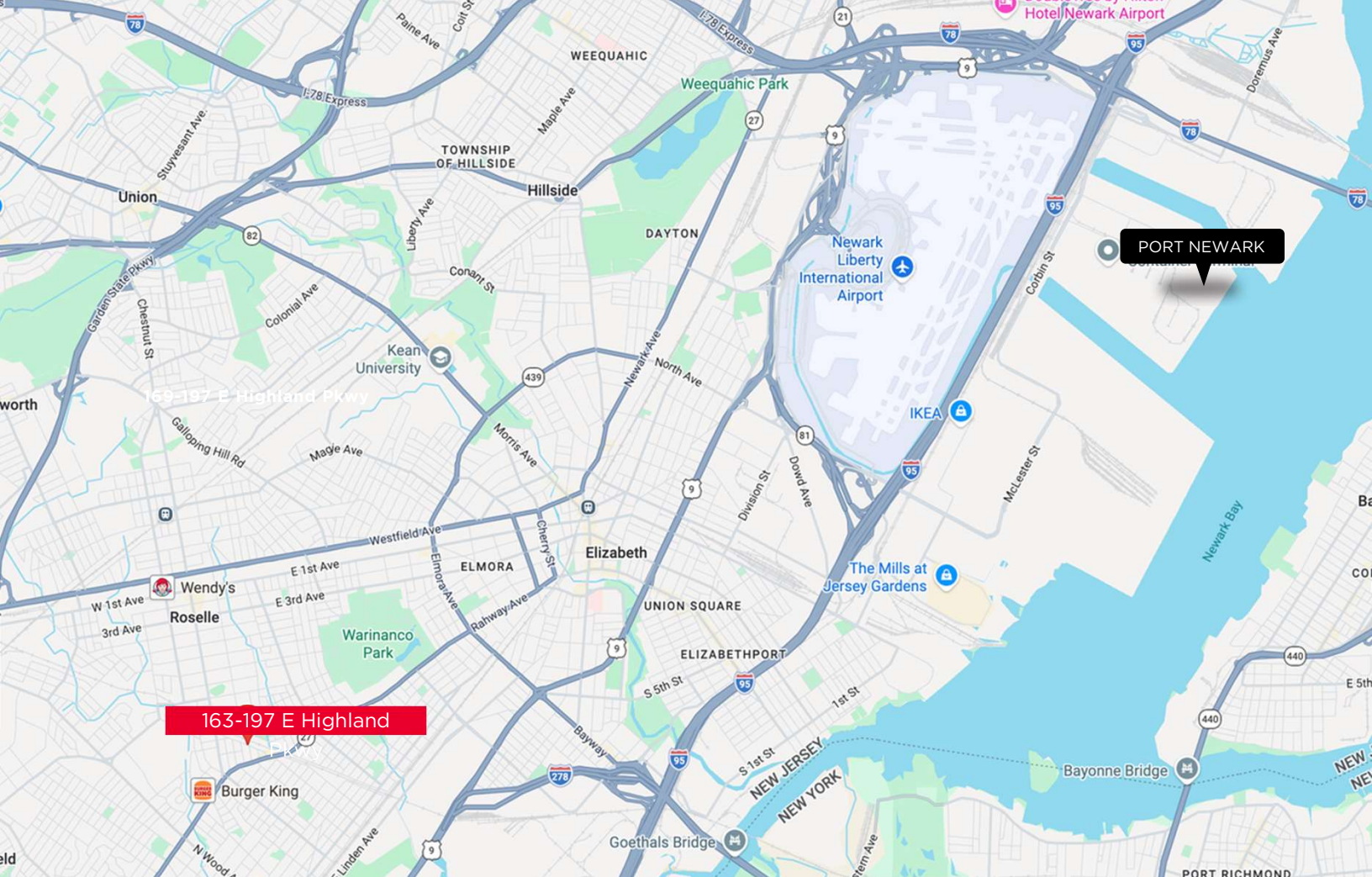
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4 SEPERATE BUILDINGS



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LOCATION



**10 Minutes to**  
Newark Airport



**15 Minutes to**  
Port of Newark



**35 Minutes to**  
Midtown NYC

# CONTACT US

FOR MORE INFORMATION

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