

# 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

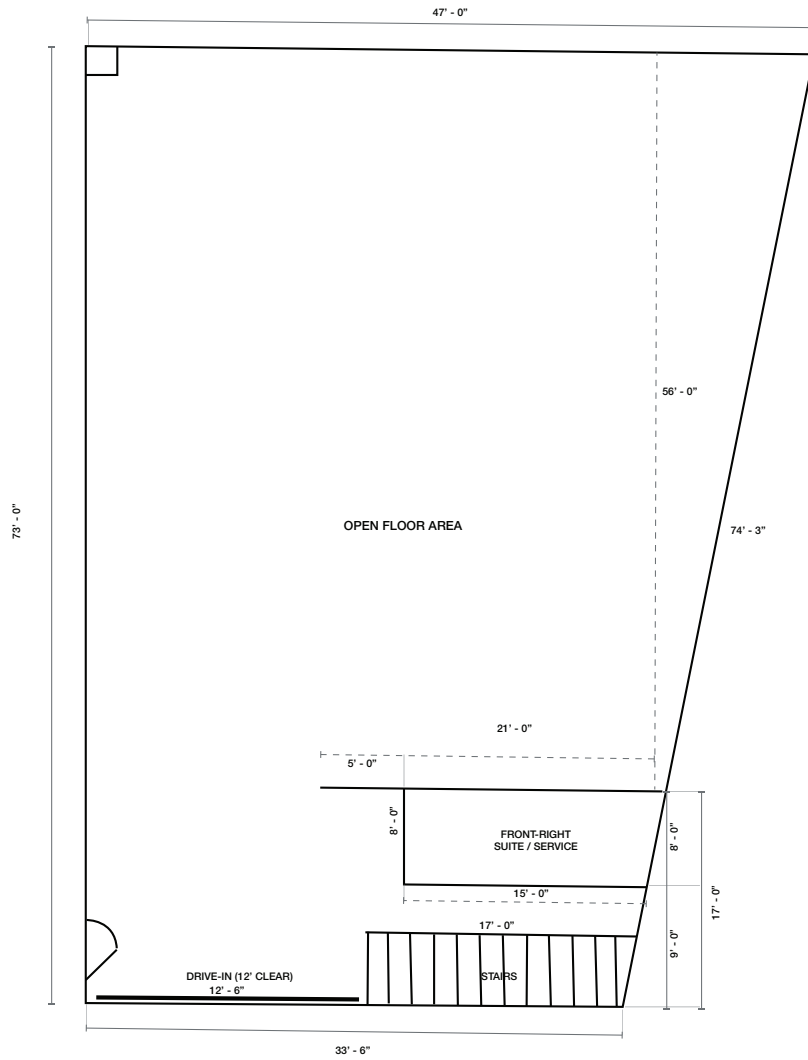
### EXCLUSIVE AGENTS:

**Christopher D'Andrea**  
Associate  
973 463 1011 x296  
cdandrea@naihanson.com

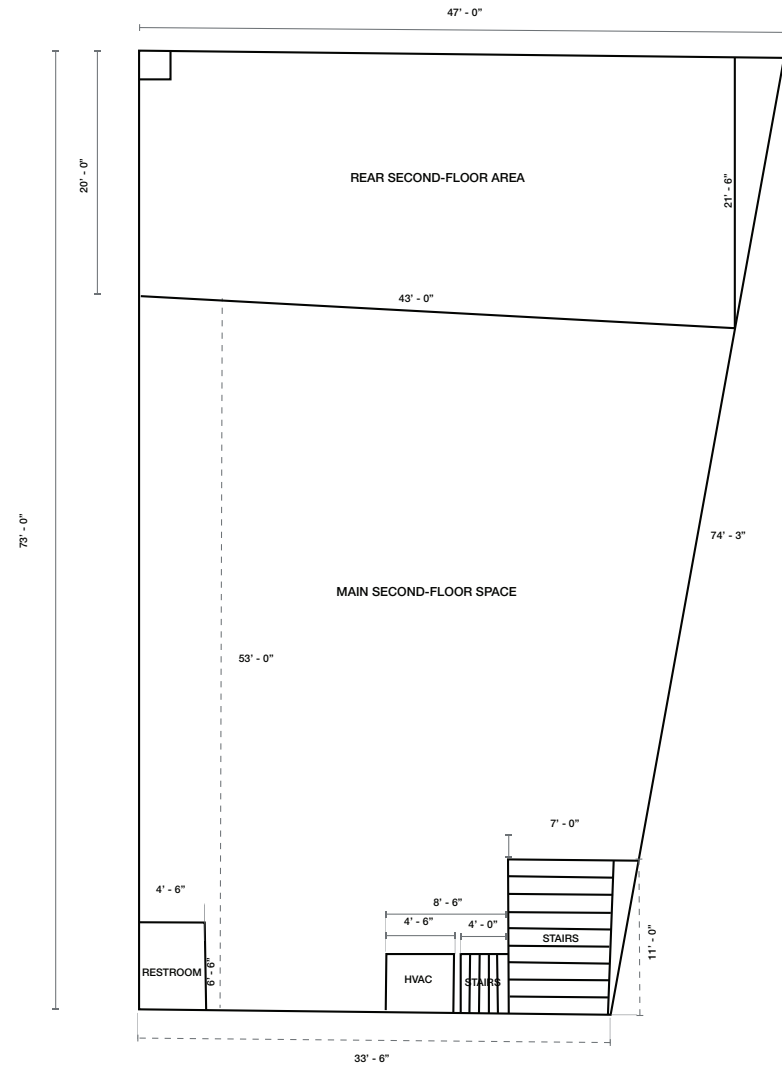
**John Schilp**  
SVP  
973 463 1011 x174  
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**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



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PROPERTY  
PHOTOS



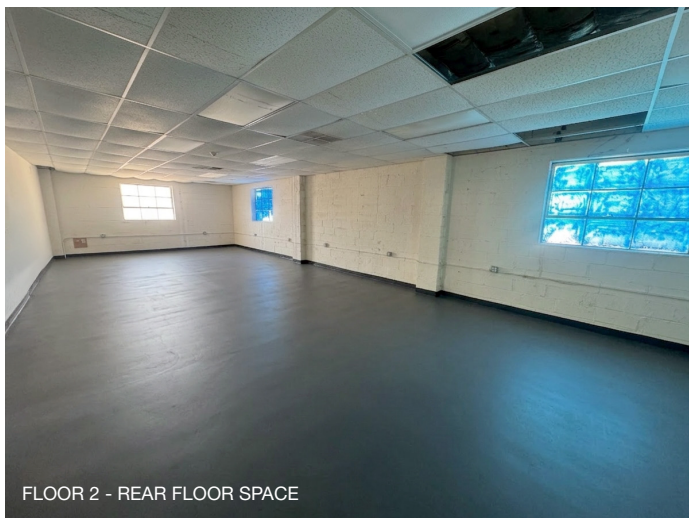
FLOOR 1 - OPEN FLOOR AREA



FLOOR 2 - MAIN FLOOR SPACE



FLOOR 2 - RESTROOM/HVAC AREA



FLOOR 2 - REAR FLOOR SPACE



FLOOR 2 - MAIN FLOOR SPACE



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LOCAL  
ACCESS

