

MULTI-TENANT FLEX
LIGHT MANUFACTURING BUILDING
SHOWROOM • WAREHOUSE • OFFICE

FOR SALE

472 E. WESTFIELD AVENUE
ROSELLE PARK, NJ

WWW.DAUNNOCOMMERCIAL.COM

206 Westfield Ave. | Clark, NJ 07066



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COMMERCIAL

FOR SALE

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ROSELLE PARK, NJ



For More Information Please Contact

Rudy Daunno III

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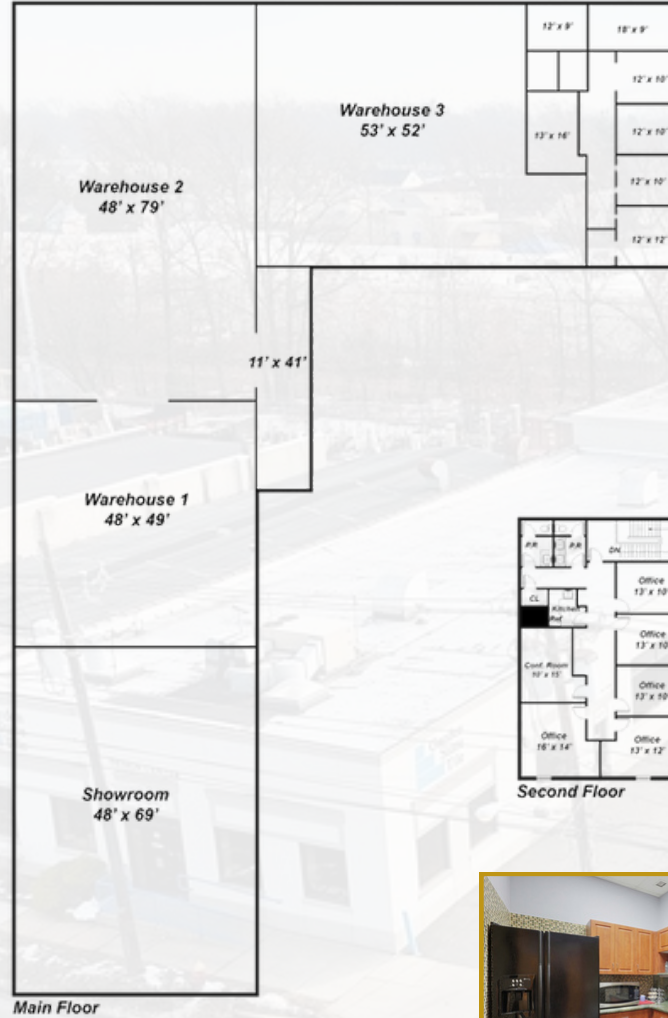


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HIGHLIGHTS

Building: 16,854 Sf Feet
Land: 30,056 Sf or .7 acres

Multi-Tenant Flex / light manufacturing building with mix of Showroom, Warehouse, and Office.

Warehouse (1) 12-14' clear ceilings
Warehouse (2) 20' clear ceilings
Warehouse (3) 27' clear ceilings

- (1) Loading Dock
- (5) Drive-In Doors

*This property was the former home of Garden State Tile.



THIS INFORMATION IS FOR ADVERTISEMENT PURPOSE ONLY.
THE INFORMATION IS CONSIDERED RELIABLE, BUT NOT GUARANTEED AS ACCURATE OR COMPLETE.

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PROPERTY ZONING

Property is located in Roselle Park's B-3 Arterial Business District. This district is designed for a broad range of businesses, including moderate retail, services, offices, and some light manufacturing, but with restrictions on processing power and steam pressure for manufacturing. The B-3 zone in Roselle Park is for robust commercial activity, offering flexibility for different business types along major thoroughfares such as Westfield Avenue.

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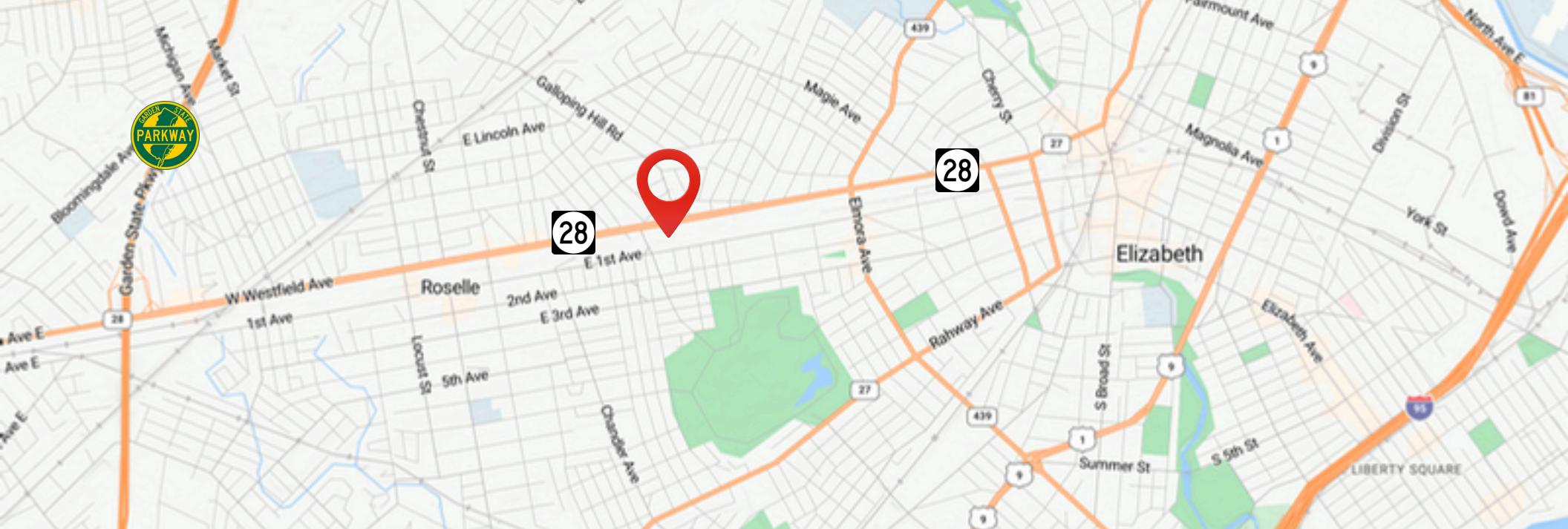


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LOCATION INFORMATION

Located at 472 E Westfield Avenue in Roselle Park, NJ, this prime commercial property enjoys a highly advantageous position on NJ Route 28, a key thoroughfare characterized as a heavy traffic area with nearby segments on connecting routes like CR 610 reporting an AADT of approximately 11,700 vehicles. The location offers exceptional connectivity, situated just minutes from Exit 137 of the Garden State Parkway, about 3-5 miles from Interstate 78 and the New Jersey Turnpike, and only 7 miles from Newark Liberty International Airport for seamless logistics and travel. Roselle Park itself boasts a vibrant, diverse community of around 14,000 residents with a median household income of \$104,418, an urban-suburban mix featuring ample restaurants, parks, and affordable housing compared to neighboring areas, plus strong public transit options via NJ Transit buses and trains for easy access to New York City and beyond—making it an ideal spot for businesses seeking growth in a logistically superior, community-oriented environment.

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