

11,832 SF | 0.63 ACRES | INDUSTRIAL/FLEX PROPERTY

FOR SALE

60 ROCKWOOD PL,  
ENGLEWOOD, NJ 07631

REDUCED SALE PRICE

INFINITI OF ENGLEWOOD

INFINITI OF ENGLEWOOD

INFINITI  
OF ENGLEWOOD

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**TEAM RESOURCES**  
COMMERCIAL REAL ESTATE BROKERS

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## EXECUTIVE OVERVIEW

Team Resources, Inc. is pleased to present **60 Rockwood Place, Englewood, New Jersey**, an **11,832-square-foot** retail/flex facility offered for sale in one of Bergen County's most supply-constrained submarkets.

Currently operating as an automotive dealership, the property offers immediate functionality for automotive users while maintaining strong adaptability for warehouse, distribution, contractor, or light manufacturing applications. This property features **18-foot clear ceiling heights** and **two (2) exterior drive-in doors**

This offering represents a compelling opportunity for an owner-user seeking to control occupancy costs in a premier Northern New Jersey location, or for an investor targeting scarce small-bay industrial product with long-term appreciation potential.



## PROPERTY OVERVIEW

60 Rockwood Place is a well-configured industrial building totaling 11,832 square feet. The property is currently utilized as a car dealership, with layout and infrastructure supporting showroom, service, storage, and logistical functions.

The building's 18' clear ceiling heights allow for efficient parts storage. The property benefits from strong street presence within an established industrial pocket of Englewood and offers convenient on-site parking and access.

## BUILDING SPECS

<b>Structure:</b>	Painted concrete masonry, with the exception of the showroom/office area, which has single-pane plate glass walls in aluminum frames.
<b>Interior:</b>	Floors: Ceramic tile & hardwood floors in the showroom & office areas, and sealed concrete in the garage area. Ceilings: Sealed concrete ceilings in the showroom/office area and exposed metal decking in the garage area.
<b>HVAC:</b>	The showroom & office areas are 100% heated and cooled by roof-mounted HVAC units. Gas forced air (space) heating in the service department.
<b>Fire &amp; Life Safety:</b>	Wet sprinkler system
<b>Lighting:</b>	LED lighting throughout facility
<b>Zoning:</b>	Light Industrial – (Permitted uses include business offices, medical offices, studios, moving & storage facilities, apparel manufacturing & other light manufacturing uses. Automobile sales and services are permitted with a conditional use permit.)
<b>Taxes:</b>	\$35,675.08 (2025)
<b>Sale Price:</b>	\$7,000,000.00 (Reduced)

<b>11,832 SF</b> Building SF	<b>0.63 Acres</b> Total Land Area
<b>18' Clear Ceiling Height</b>	<b>2 Drive-In Doors</b>
<b>Ample On-site Parking</b>	<b>Flexible Retail/Showroom Layout</b>

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# SITE PLAN

CONCEPTUAL DESIGN



### SITE PLAN NOTES

1. LANDSCAPING, PLANTINGS, AND FLORA SHOULD BE APPROPRIATE TO THE LOCAL AREA CONDITIONS AND NATIVE FLORA, THAT MEET IREDI STANDARDS
2. FINAL STORAGE SCHEME TO BE DETERMINED BY IREDI ORV COMPANY
3. RETAILER TO PROVIDE EXTERIOR LOT LIGHTING IN ACCORDANCE WITH IREDI MANDATED STANDARDS MATRIX
4. EXTERNAL STRUCTURES, IE TRASH ENCLOSURE, TO BE COLOR COMPLIANT IN ACCORDANCE WITH IREDI STANDARDS
5. CUSTOMER PARKING ARE TO INCORPORATE REQUIRED IREDI STORAGE
6. ALL LIGHTING POLES, HEADS, AND BASES TO BE IREDI COLOR COMPLIANT - COOL METAL, SILVER METALLIC, COOL GRAY, OR WHITE. EXISTING TO BE PAINTED.
7. PROVIDE INFRASTRUCTURE FOR FUTURE LEVEL 2 CHANGING STATIONS IN CUSTOMER AND SERVICE PARKING AREAS.

SEE TECHNICAL GUIDES FOR FURTHER INFORMATION

### SITE PLAN

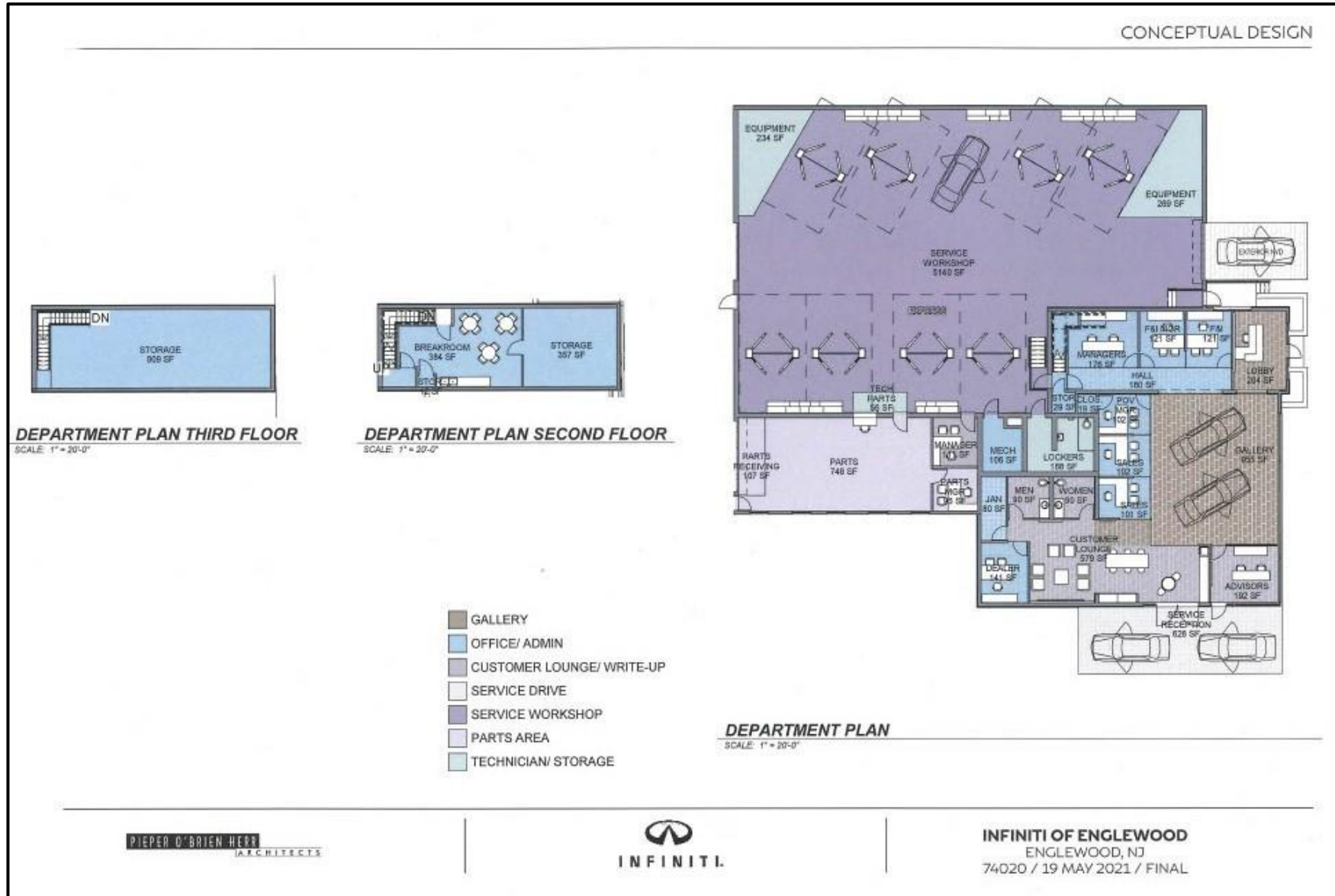
SCALE: 1" = 40'-0"

PIEPER O'BRIEN HERR  
ARCHITECTS



INFINITI OF ENGLEWOOD  
ENGLEWOOD, NJ  
74020 / 19 MAY 2021 / FINAL

# DEPARTMENT PLAN



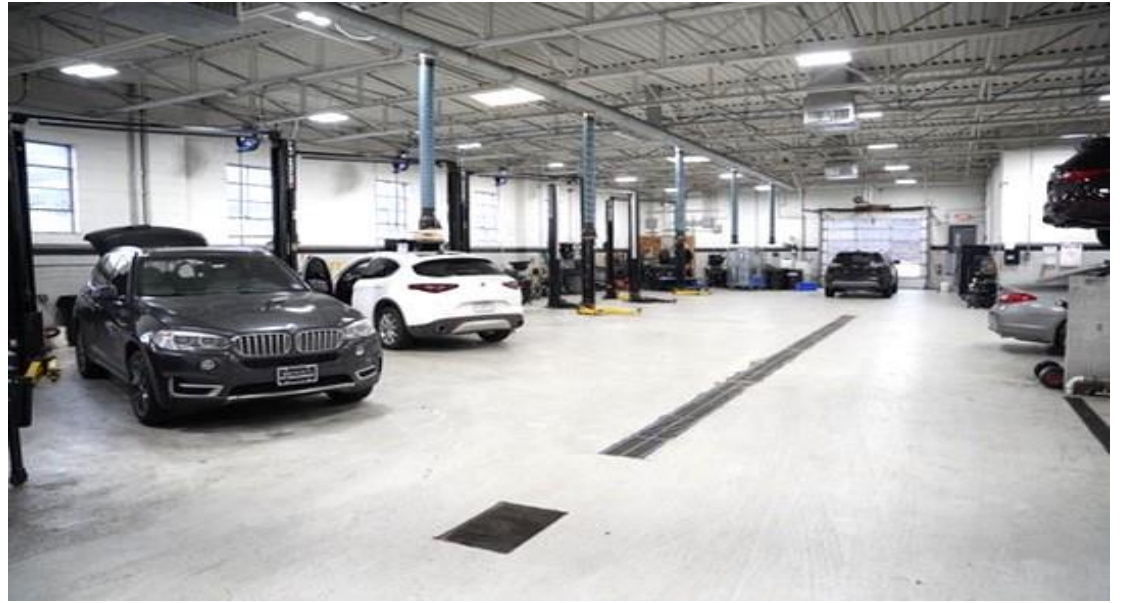
60 ROCKWOOD PLACE  
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## INTERIOR PHOTOS



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## SERVICE AREA PHOTOS

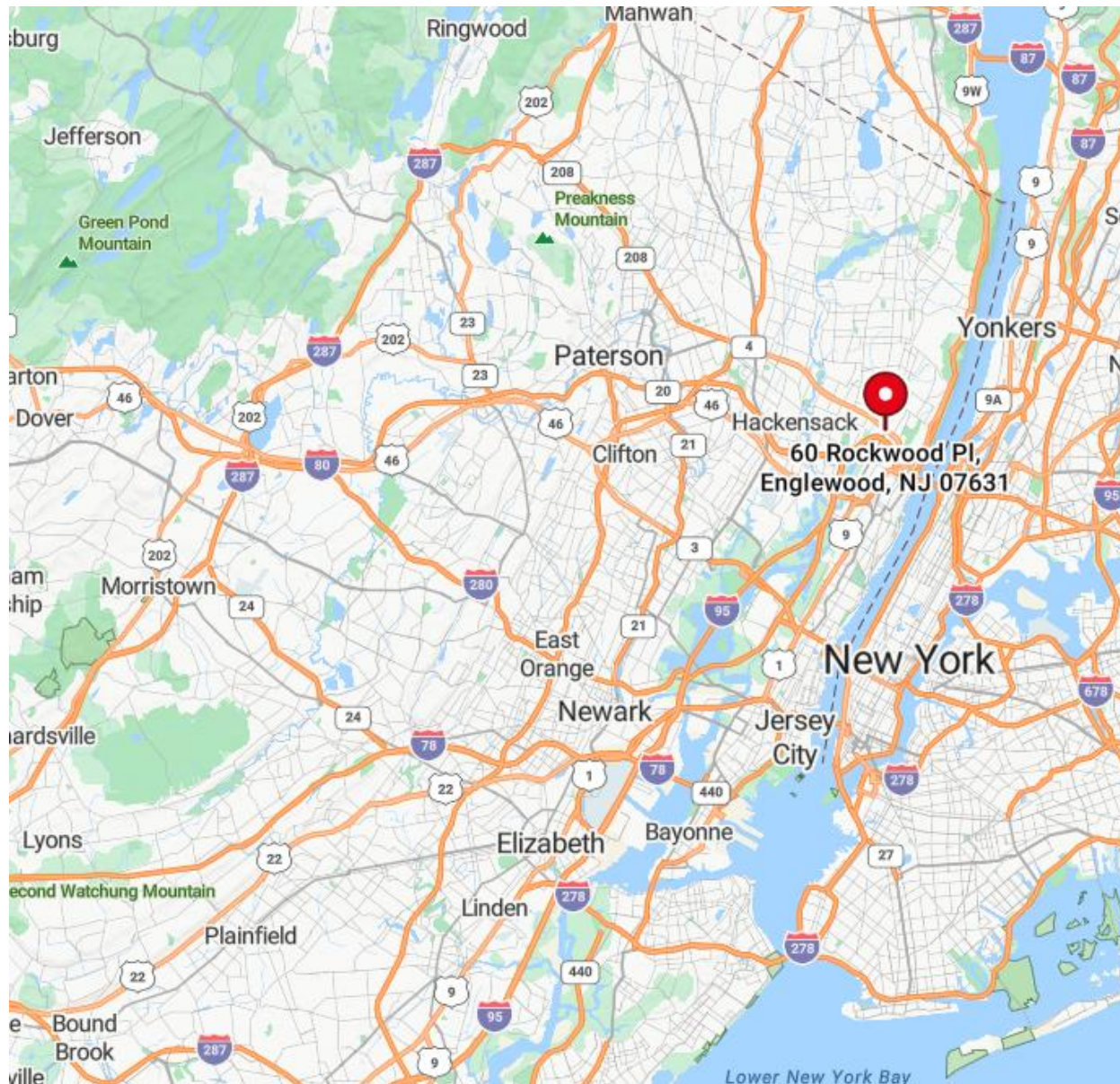


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## EXTERIOR PHOTOS



## LOCATION MAP



## LOCATION ADVANTAGE

Strategically positioned in Englewood, the property offers immediate connectivity to:

- Route 4
- Route 17
- Interstate 95 / New Jersey Turnpike
- The George Washington Bridge

This location provides direct access to Manhattan and the greater New York City metropolitan area, while maintaining the operational advantages of a Northern New Jersey industrial address.

Bergen County remains one of the most desirable and land-constrained industrial markets in the region. Proximity to affluent residential communities, dense population centers, and key transportation infrastructure continues to drive strong demand for small- to mid-sized industrial assets.