



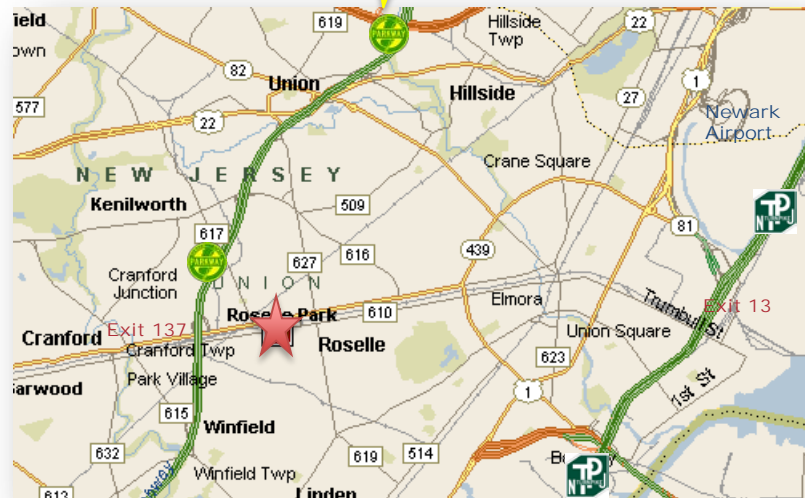
**Price Reduced to \$975,000!  
Lease: \$10,000/month NNN!**

**AVAILABLE IMMEDIATELY**

## 360 West 1<sup>st</sup> Avenue Roselle, New Jersey

### Property Features:

- 1,250,000.00 (Sale Price)
- Call for Lease Rate
- +/- 40 Car Parking (Fenced-in Lot)
- Street Parking available
- 4,100 sf Warehouse
- 5,500 sf Office
- 14' Clear Ceiling Height
- 2 OH Doors (14' x 10' and 10' x 10')



- Video presentation at <https://youtu.be/RMCXOGyAGA0>

For Further Information Contact Exclusive Broker:

**Richard Goski, Vice President**

908 295 5244  
rgoski@naidb.com

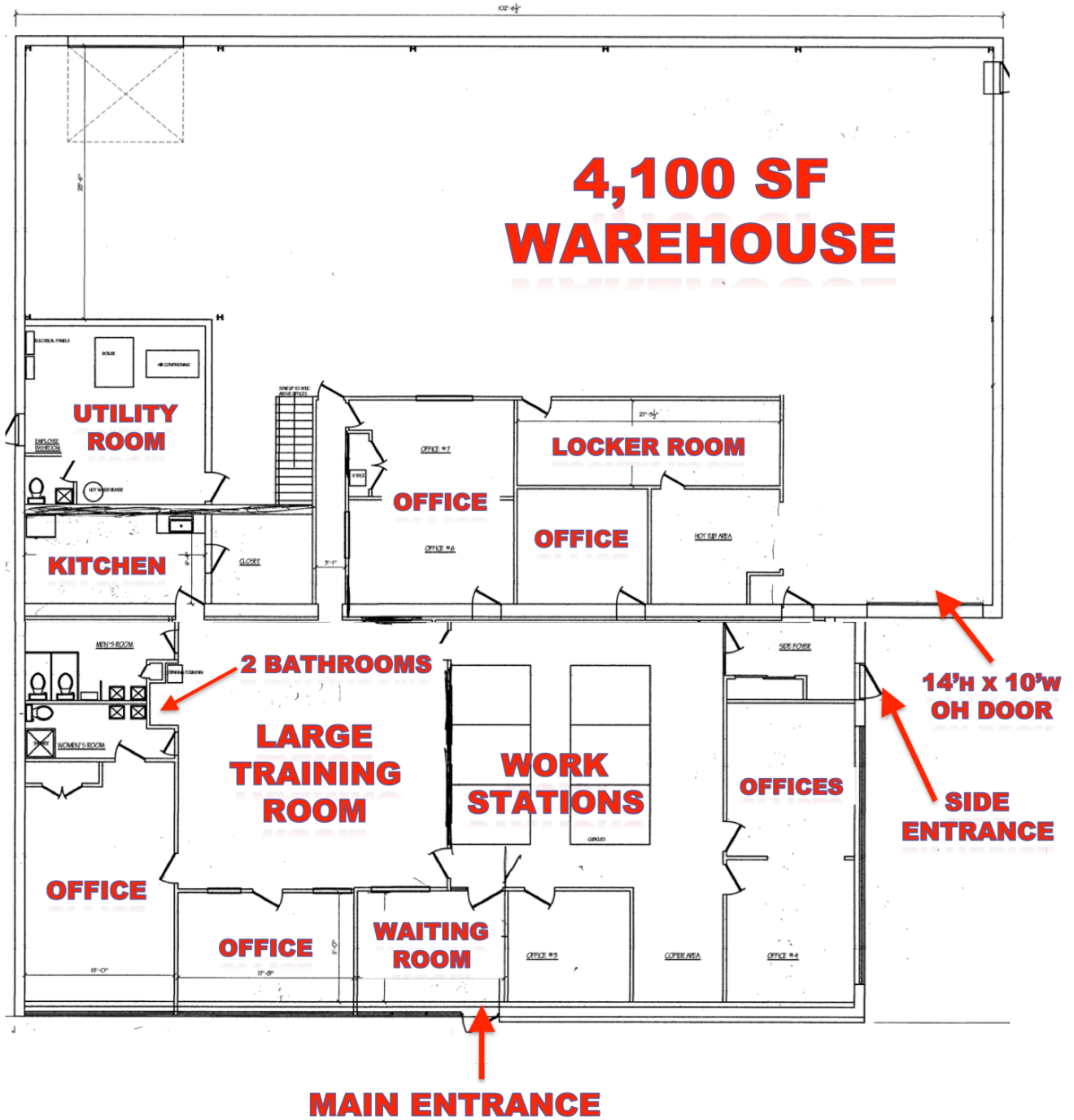
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# For Sale or Lease

## Office & Industrial Space



**NAI DiLeo-Bram & Co.**  
Commercial Real Estate Services, Worldwide.

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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