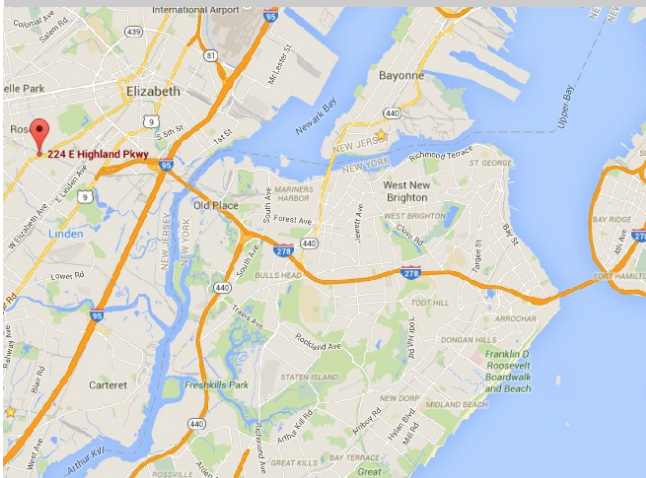




**FOR SALE**  
**\$1,200,000.00**

**224-40 E. Highland Pkwy**  
**Roselle, NJ**



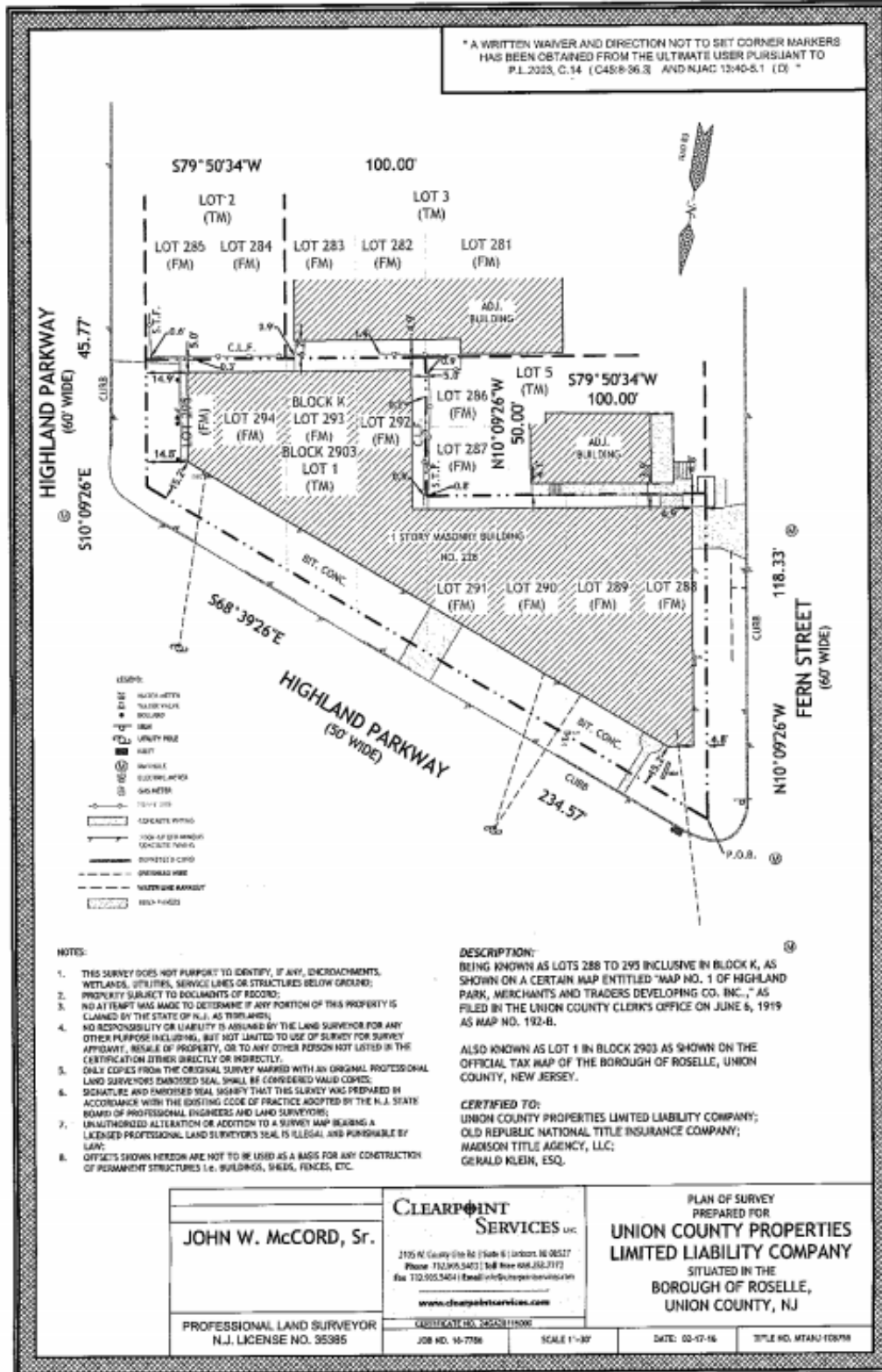
- 10,900 SF building
- 18' Ceiling Height
- 5 Drive-ins
- Taxes \$19,000/yr.
- New roof
- Can be split 6,200 SF and 4,700 SF
- Separate meters
- Corner property with easy access

**For more information: 1-800-732-4035**

**Shaya E. Grosinger**  
**(917)359-5727**  
**shaya@gramercynj.com**

**GRAMERCY REAL ESTATE SERVICES, LLC 25 COMMERCE DR. SUITE 370 CRANFORD, NJ 07016**

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, measurements, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. This correspondence is subject to errors, omissions, updates or withdrawal without prior notice.



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