

8,525 SF | 0.64 ACRES | INDUSTRIAL/FLEX PROPERTY

FOR SALE

60 ROCKWOOD PL,  
ENGLEWOOD, NJ 07631

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## EXECUTIVE OVERVIEW

Team Resources, Inc. is pleased to present **60 Rockwood Place, Englewood, New Jersey**, an **8,525-square-foot** industrial 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. With **14-foot clear ceiling heights** and **four (4) loading docks**, the building provides a loading ratio and operational efficiency rarely available in assets of this size within Englewood.

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 8,525 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 14' clear ceiling heights allow for efficient parts storage, racking, and operational flexibility. Four loading docks provide exceptional distribution capability for a facility of this size, making it suitable for users requiring consistent shipping and receiving access.

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>	Concrete, masonry, and steel super-structure; warehouse flooring renovated/polished in 2020
<b>Exterior:</b>	Painted CMU with sidewalks and exterior fencing repaired/replaced in 2020
<b>Interior:</b>	Office: drop ceilings, private/open layouts; Warehouse: painted CMU block
<b>HVAC:</b>	Office: four RTUs with gas-fired package heating & radiators; Warehouse: suspended gas-fired units
<b>Electrical:</b>	5,000 Amps   3 Phase   4 Wire (renovated 2020)
<b>Fire &amp; Life Safety:</b>	Wet sprinkler system with electric fire pump (2014) & ESFR Unit (E) installed 2020
<b>Lighting:</b>	Fluorescent office/common areas; LED warehouse lighting with motion sensors
<b>Zoning:</b>	Light Industrial
<b>Taxes:</b>	\$35,675.08 (2025)
<b>Sale Price:</b>	Upon Request

<b>8,525 SF</b> Building SF	<b>0.64 Acres</b> Total Land Area
<b>14' Clear Ceiling Height</b>	<b>4 Loading Docks</b>
<b>Ample On-site Parking</b>	<b>Flexible Warehouse/Showroom Layout</b>

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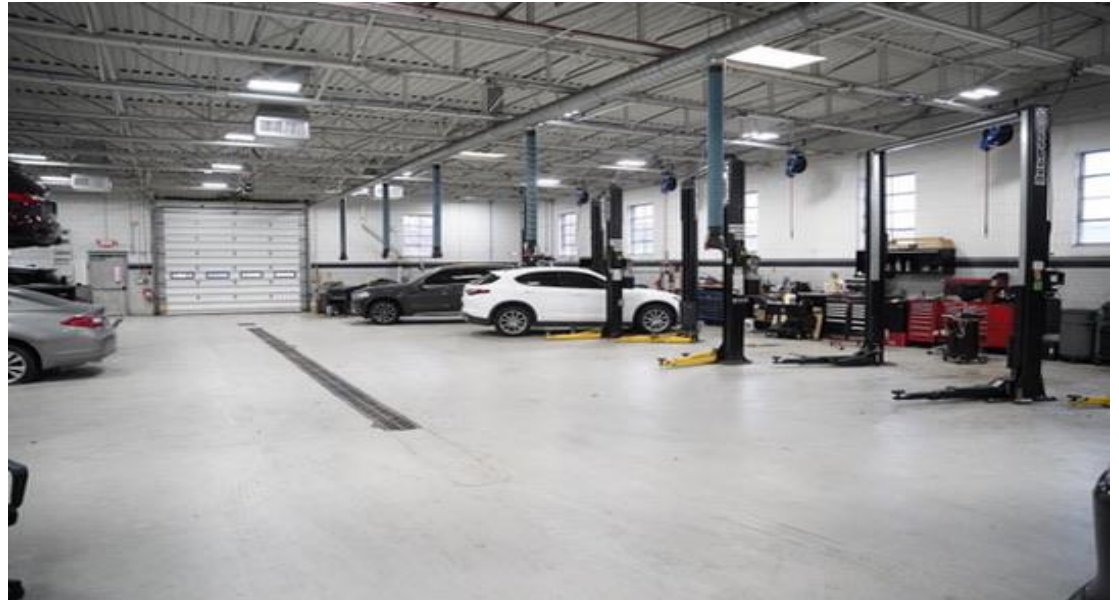
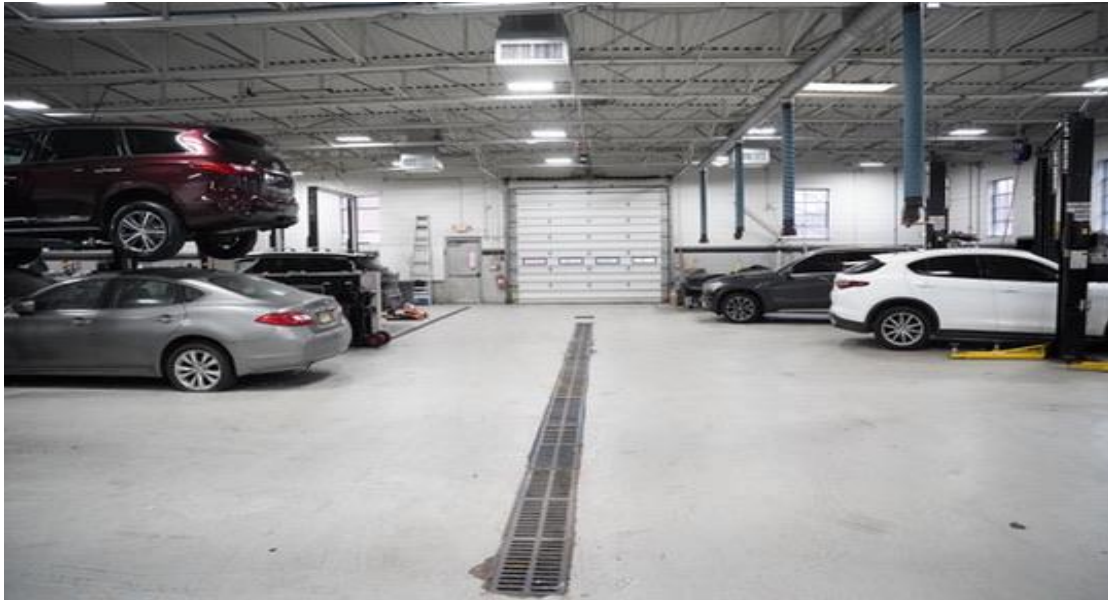
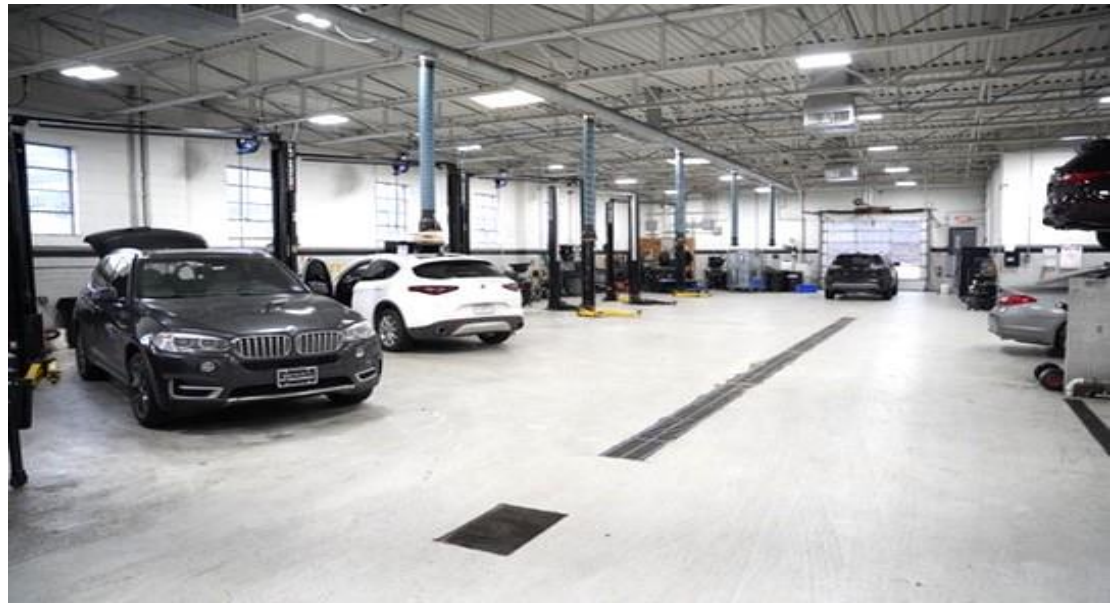
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## INTERIOR PHOTOS



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## SERVICE AREA PHOTOS

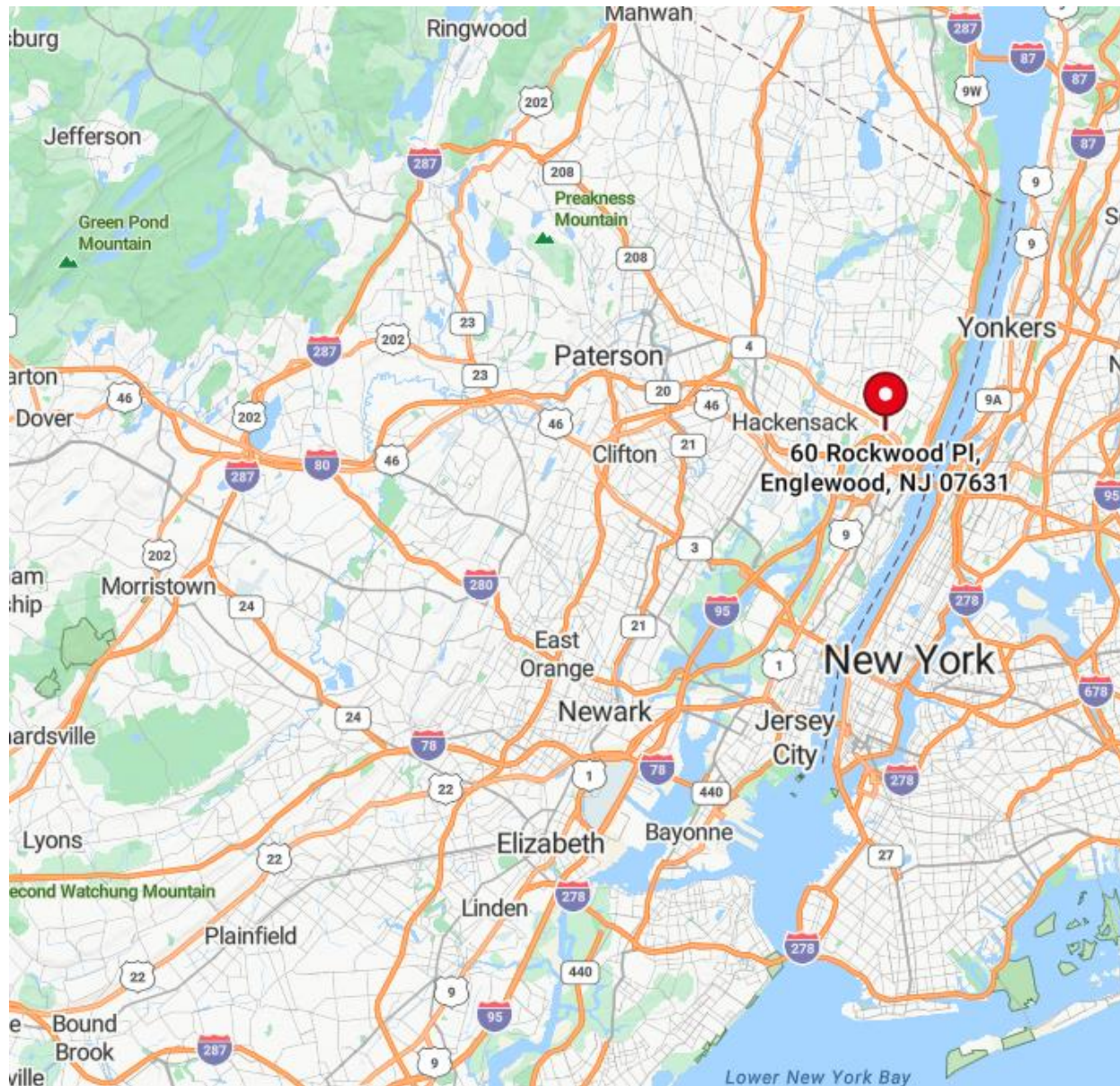


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## EXTERIOR PHOTOS



## 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.