

# For Lease

📍 312 Cox Street, Roselle, NJ  
🏠 10,500 SF Industrial Space



## Get in Touch

**Jordan Metz**  
Senior Vice President  
**973-493-0385**  
jordan@metzindustrial.com

**Benito Abbate**  
Senior Associate  
**908-655-8331**  
ben@metzindustrial.com

**James Friel**  
Sales Associate  
**908-305-9001**  
james@metzindustrial.com

# Property Highlights

## Property Features

-  **10,500 SF Available** | **23,640 SF Total Building**  
*100 SF Office*
-  **1 Tailboard**
-  **15'6 Clear**
-  **Wet Sprinkler** | **1,400 Amp Power**
-  **10 Parking Spaces**

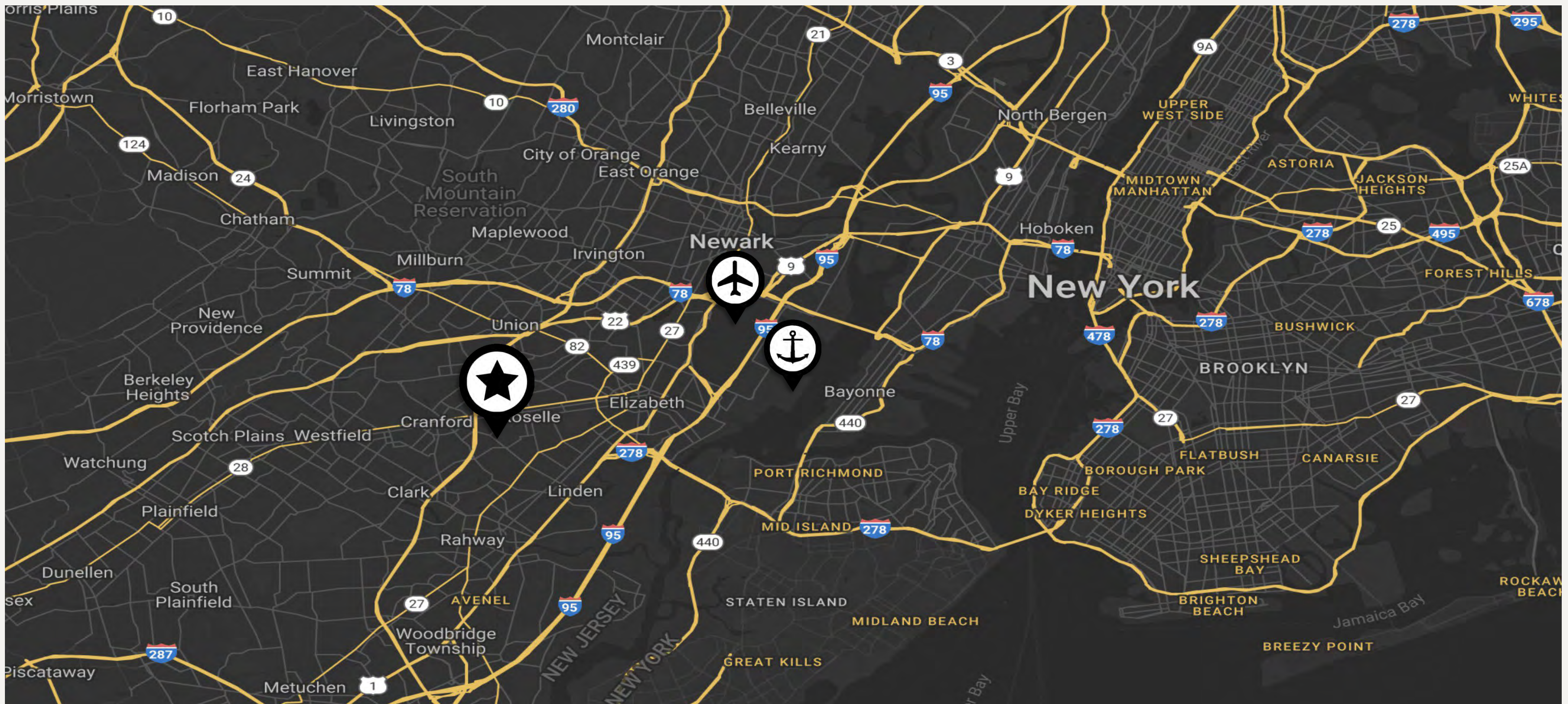
## Location Highlights

- Located in an **Urban Enterprise Zone**
- Access to the **Route 1-9 & GSP**
- Minutes to **NJ Transit Roselle Train Station**
- 10.5 Miles to **Newark Liberty Airport**
- 14 Miles to **Port Elizabeth/Newark**





## LOCATION IN MAP



- **Proximity to New York Markets**
  - 10.5 Miles to **Newark Liberty Airport**
  - 14.0 Miles to **Port Elizabeth / Newark**



★ 312 Cox Street, Roselle, NJ

The city of **Roselle, NJ** is in a prime port-adjacent location with access to:

- **Newark Liberty Airport**
- **Port Elizabeth/Newark**
- Staten Island via the **Goethals Bridge**

With road access to:

- **Route 1-9**
- **I-95 & I-78**
- **Garden State Parkway**

For more information please contact  
our exclusive brokers:

**Jordan Metz**

Senior Vice President

**973-493-0385**

jordan@metzindustrial.com

**Benito Abbate**

Senior Associate

**908-655-8331**

ben@metzindustrial.com

**James Friel**

Sales Associate

**908-305-9001**

james@metzindustrial.com



This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).