

# For Lease

📍 311 Cox Street, Roselle, NJ  
🏠 15,000 SF Industrial Space



**Get in Touch**






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# Property Highlights

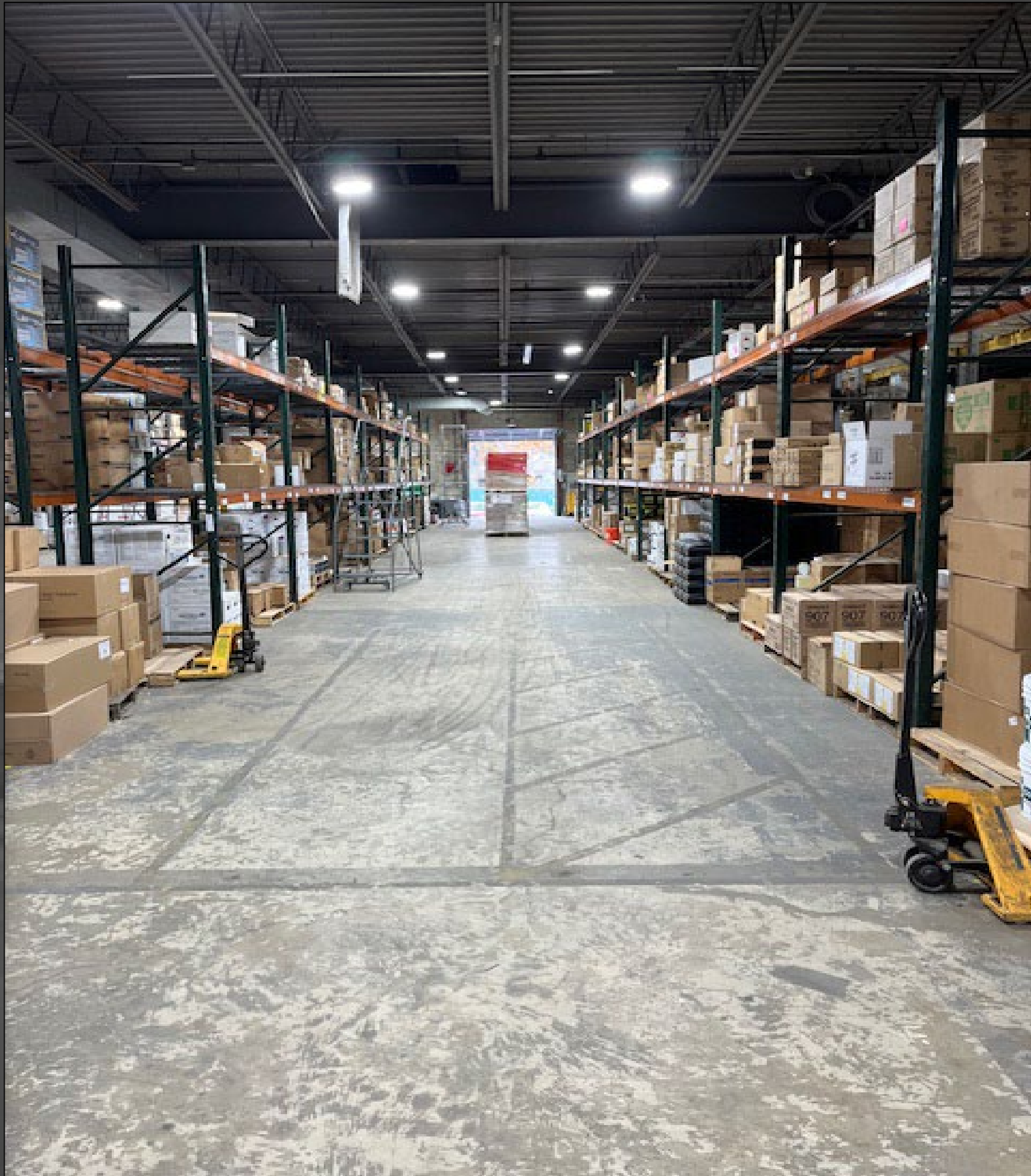
## Property Features

-  **15,000 SF Available** | **30,000 SF Total Building**  
**1,000 SF Office**
-  **1 Tailboard & 1 Drive-in Door**
-  **16' Clear**
-  **Wet Sprinkler** | **400 Amp Power**
-  **15 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 Map

📍 311 Cox Street, Roselle, NJ



LOCATION IN MAP

## Proximity Highlights

- Access to the NJTP, Routes 1-9 & I-78
- Minutes to NJ Transit Linden Train Station

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





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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:

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