

42 ACRES AT NORTH FRONTAGE RD. ROXBURY TWP, NJ

42 ACRES

CONTACT EXCLUSIVE BROKER ED SCHEIN

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JEFF FULTON

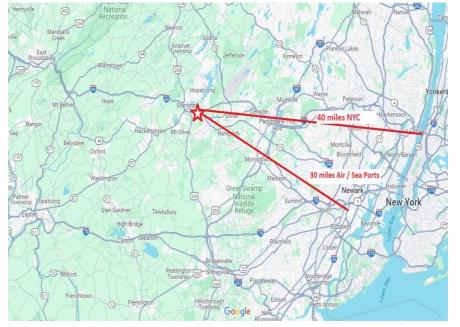
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NORTH FRONTAGE RD. // ROXBURY TWP, NJ

Team Resources, as exclusive agent, is pleased to present this 42+/- acres of land. The property is zoned light industrial/office research and located at Exit 28 of I-80. May have high visibility to the highway. Will sell subject to approvals.



PROXIMITY TO KEY LOCATIONS

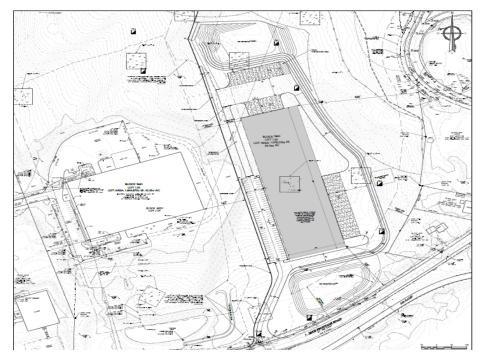
Air / Sea Ports: 30 +/- miles New York City: 40 +/- miles

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Property Description	
Acres:	42 +/- acres
Zoned:	Light Industrial / Office Research
Utilities:	Water on North Frontage Rd., Septic & Gas nearby on Lenel Rd.
Sale Price Guidance:	\$7,500,000

Proposed Single Building Plan



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All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.