

**FOR SALE**

**Trade Zone  
Industrial Park**

**Proposed 2 million  
warehouse center**

# 42 ACRES AT NORTH FRONTAGE RD. ROXBURY TWP, NJ

42 ACRES

**CONTACT EXCLUSIVE BROKER**

**ED SCHEIN**

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**JEFF FULTON**

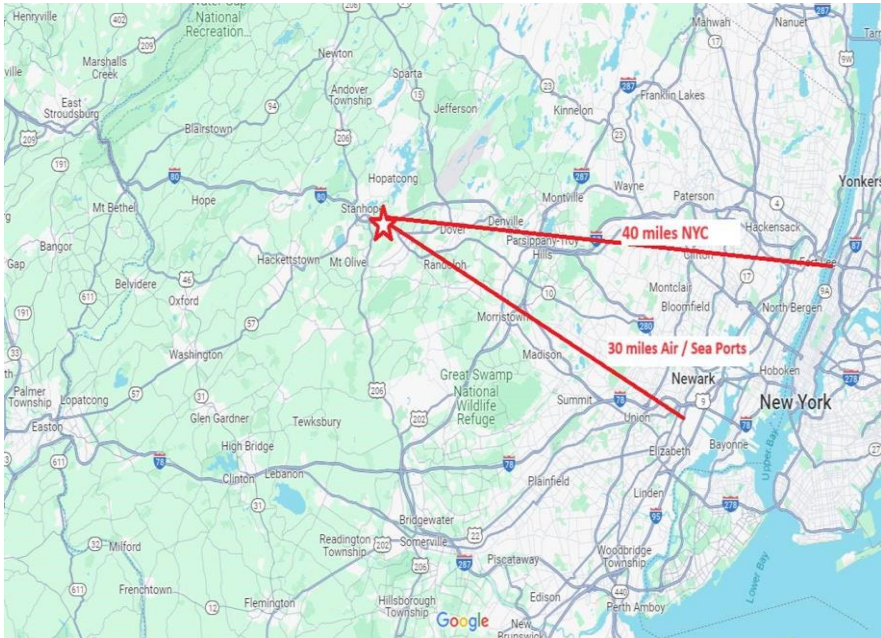
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**NORTH FRONTAGE RD. // ROXBURY TWP, NJ**

**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

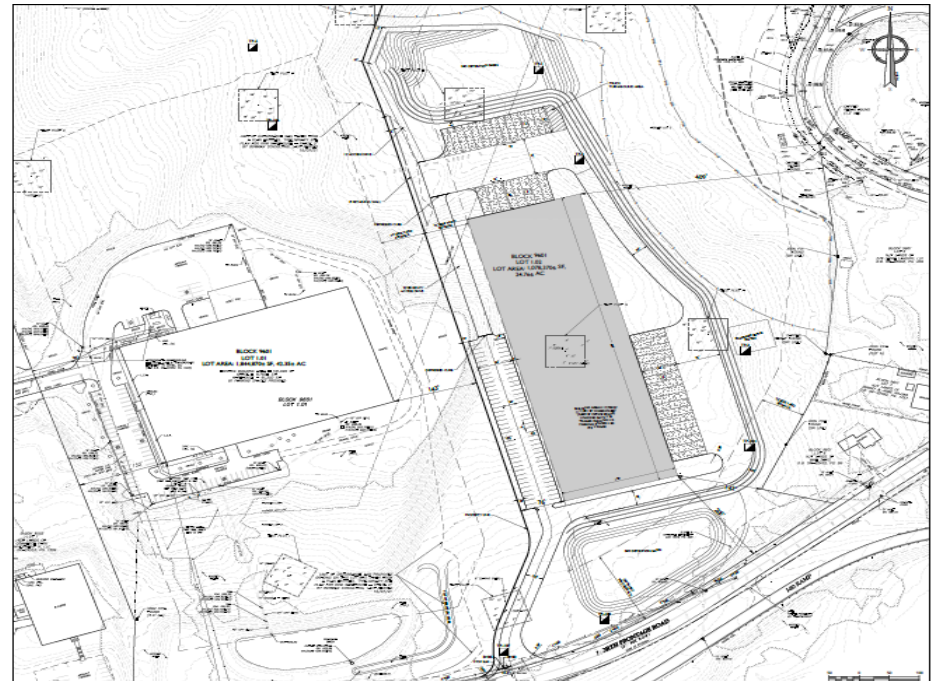
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**Property Description**

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

**Proposed Single Building Plan**



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