

300 | COX STREET



For Sale or Lease

15,996 SF AVAILABLE | ROSELLE, NJ

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Metz
Industrial Team

Contact Us

Exclusive Brokers:

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15,996 SF Industrial Space
Close to Route 1-9, Garden State
Parkway, Goethals Bridge, the Ports
& Newark Liberty Airport



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Property Highlights



15,996 SF Total Building
11,000 SF Temperature Controlled
12 Parking Spaces
0.50 AC Plot

14' Ceiling Height
1 Drive-in Door & 2 Tailboards
Wet Sprinkler
Ample Power

Minutes to NJ Transit Rail Station
in Roselle Park

Close to Route 1-9
and Garden State Parkway
In Urban Enterprise Zone

Close Proximity to Goethals
Bridge, Port Newark/Elizabeth
& Newark Liberty Airport

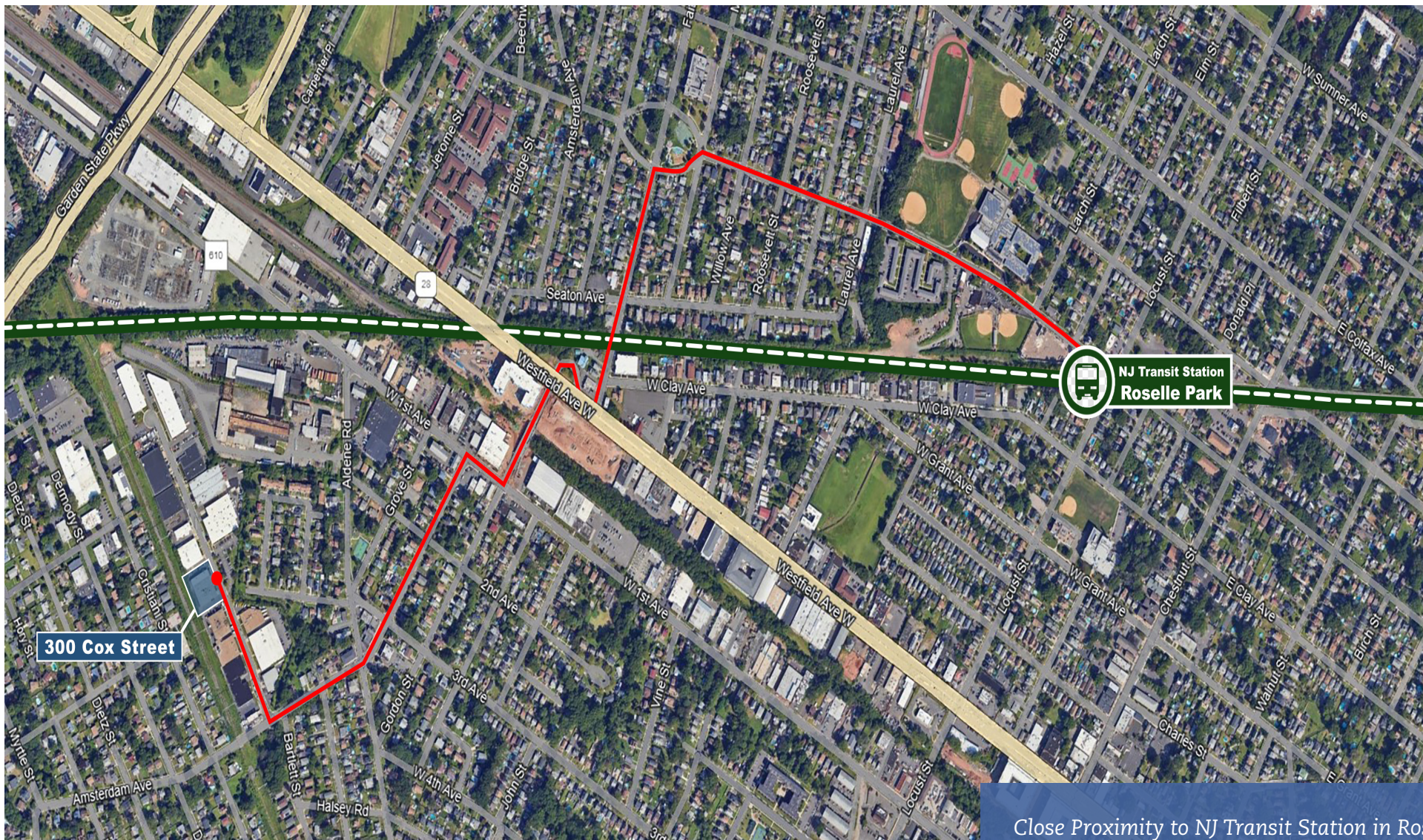
Interior & Office



Warehouse Space



Near NJ Transit Rail Station



Close Proximity to NJ Transit Station in Roselle Park with Direct Service to NY Penn Station

At the Crossroads of...



Staten Island, Brooklyn, Manhattan, Port Newark, Newark Liberty Airport,

Roselle is near New York Metro markets:

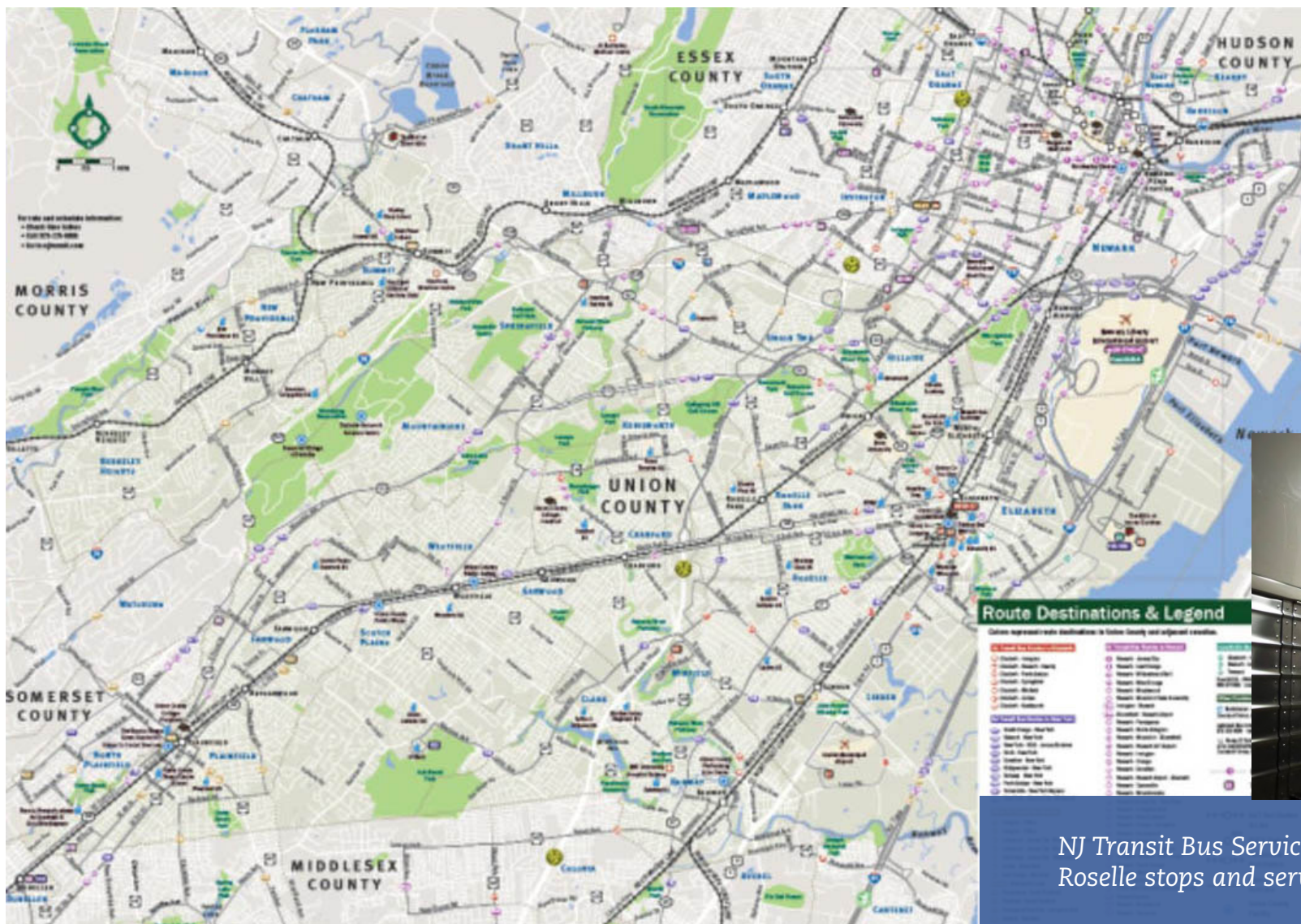
- With NJ Transit Station with direct service to NY Penn Station & NJ Transit Bus Stops near the site.
- Access to New Jersey Turnpike, Route 1-9, Goethals Bridge, I-78, Lincoln and Hollands Tunnels.
- Reach 130 million people – 33 percent of the US population - in 24 hours.

NJ Transit Northeast Corridor Line



Close Proximity to NJ Transit Rail Station in Roselle Park

NJ Transit Bus Stop



NJ Transit Bus Service offers multiple Roselle stops and service to NYC

Urban Enterprise Zone

UEZ PROGRAM INFORMATION

New Jersey's Urban Enterprise Zone (UEZ) Program, enacted in 1983, is an Affiliate of the Department of Community Affairs. The Program's charter is to foster an economic climate that revitalizes designated urban communities and stimulates their growth by encouraging businesses to develop and create private sector jobs through public and private investment.

QUALIFICATIONS

To participate in the UEZ Program, a business must:

- Register with the State of NJ
- Be Located within a designated UEZ
- Be in tax compliance with the State of NJ

BUSINESS CERTIFICATION SYSTEM

Certification Applications are entered online using the UEZ Business Certification System, accessible through NJ Premier Business Services. Links to instructions, sample forms, worksheets, and helpful information are available on the UEZ Website:

<http://www.nj.gov/dca/affiliates/uez/index.shtml>

JOB CREATION AND LOCAL HIRING REQUIREMENTS

UEZ businesses are expected to help increase employment in the zone. Within the first three years in the Program, at least 25% of newly-hired employees must meet one or more of the following criteria:

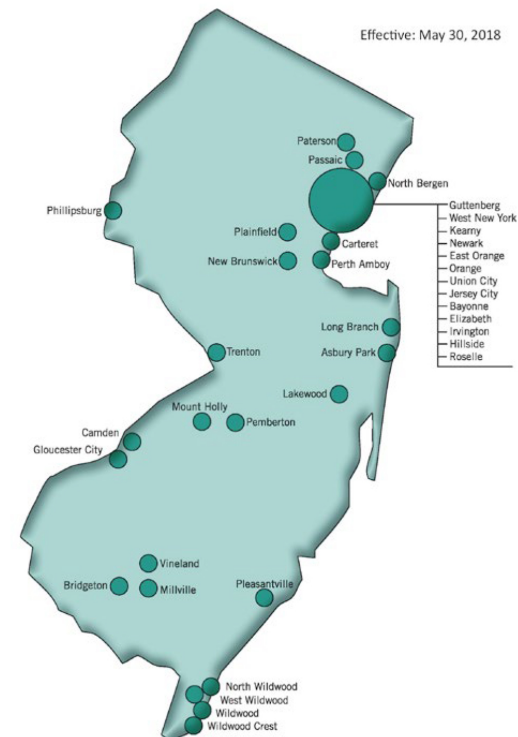
- Residents of any municipality with a UEZ
- NJ residents unemployed for at least six months prior to being hired
- Recipients of New Jersey public assistance programs for at least six months prior to being hired
- Determined to be low-income individuals pursuant to the Workforce Investment Act of 1998

BENEFITS TO BUSINESSES

- Reduced Retail Sales Tax – currently 3.3125%
- Tax Free Purchases on certain items such as capital equipment, facility expansions, upgrades, and certain personal property
- Financial Assistance from agencies such as NJEDA
- Subsidized unemployment insurance costs for employees earning less than \$4,500 / quarter
- Energy Sales Tax Exemption for qualified manufacturing firms with at least 250 full-time employees, http://www.njeda.com/clean_energy phone: 866-534-7789
- Tax Credit Options:
 - » Up to \$1,500 for new permanent full-time employees hired, OR;
 - » Up to 8% Corporate Business Tax credit on qualified investments
- <http://www.nj.gov/dca/affiliates/uez/publications/>



URBAN ENTERPRISE ZONES



www.nj.gov/dca/affiliates/uez

Demographic Highlights



Household Income

- In 2019, Roselle, NJ had a population of 21,600 people with a median age of 39 and a median household income of \$64,718.
- Between 2018 and 2019 the population of Roselle, NJ grew from 21,582 to 21,637, a 0.255% increase.
- The median household income grew from \$61,804 to \$64,718, a 4.71% increase.



Business Environment

- The economy of Roselle, NJ employs 11,100 people.
- The largest industries in Roselle, NJ are Health Care & Social Assistance (1,915 people), Transportation & Warehousing (1,391 people), and Retail Trade (1,360 people)
- The highest paying industries are Information (\$83,429), Public Administration (\$64,605), and Professional, Scientific, & Technical Services (\$50,787).



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