

PARK VIEW LOGISTICS



LENEL ROAD | ROXBURY, NEW JERSEY

322,842 SF + 180,399 SF
FOR LEASE OR SALE

**Brand New
Built-To-Suit
Class A Buildings
on 106 Acres**

KEY HIGHLIGHTS:



ABUNDANT LOADING & PARKING



PROJECTED DELIVERY; EARLY 2027



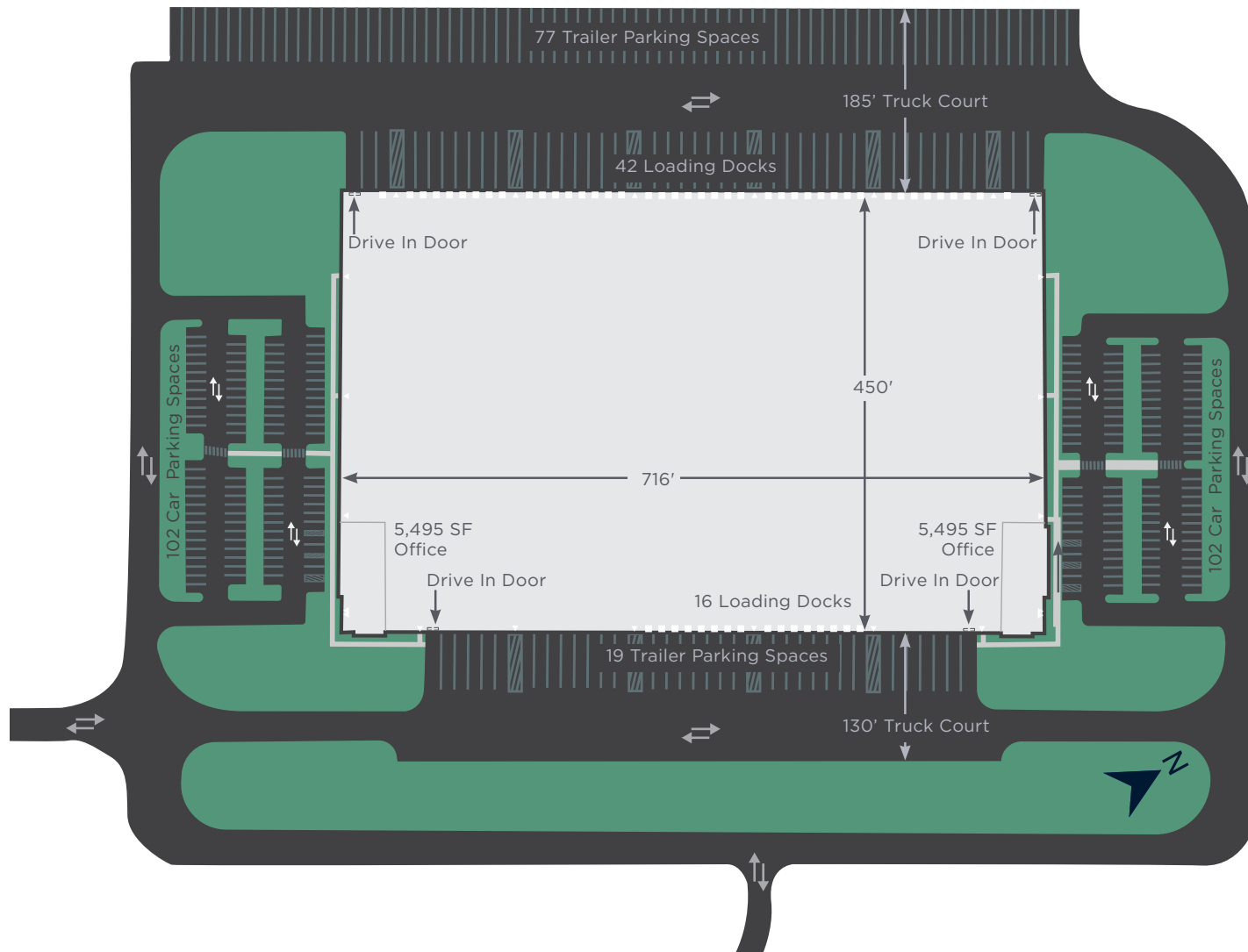
BRAND NEW CONSTRUCTION



Situated on 106.48 acres across 2 lots at Lenel Road, Roxbury, Morris County, New Jersey, Parkview Logistics is expected to break ground in November 2025. The Project consists of two best-in-class warehouse/distribution facilities with building A spanning 322,842 SF and building B containing 180,399 SF. Both buildings will feature 34' clear heights. Building A will offer 58 loading docks, 4 drive-in doors, ample car and trailer parking with 204 car spaces and 96 trailer spaces. Building B will feature 34 loading docks, 2 drive-in doors, 116 car parking spaces, and 49 trailer parking spaces.

PARKVIEW LOGISTICS

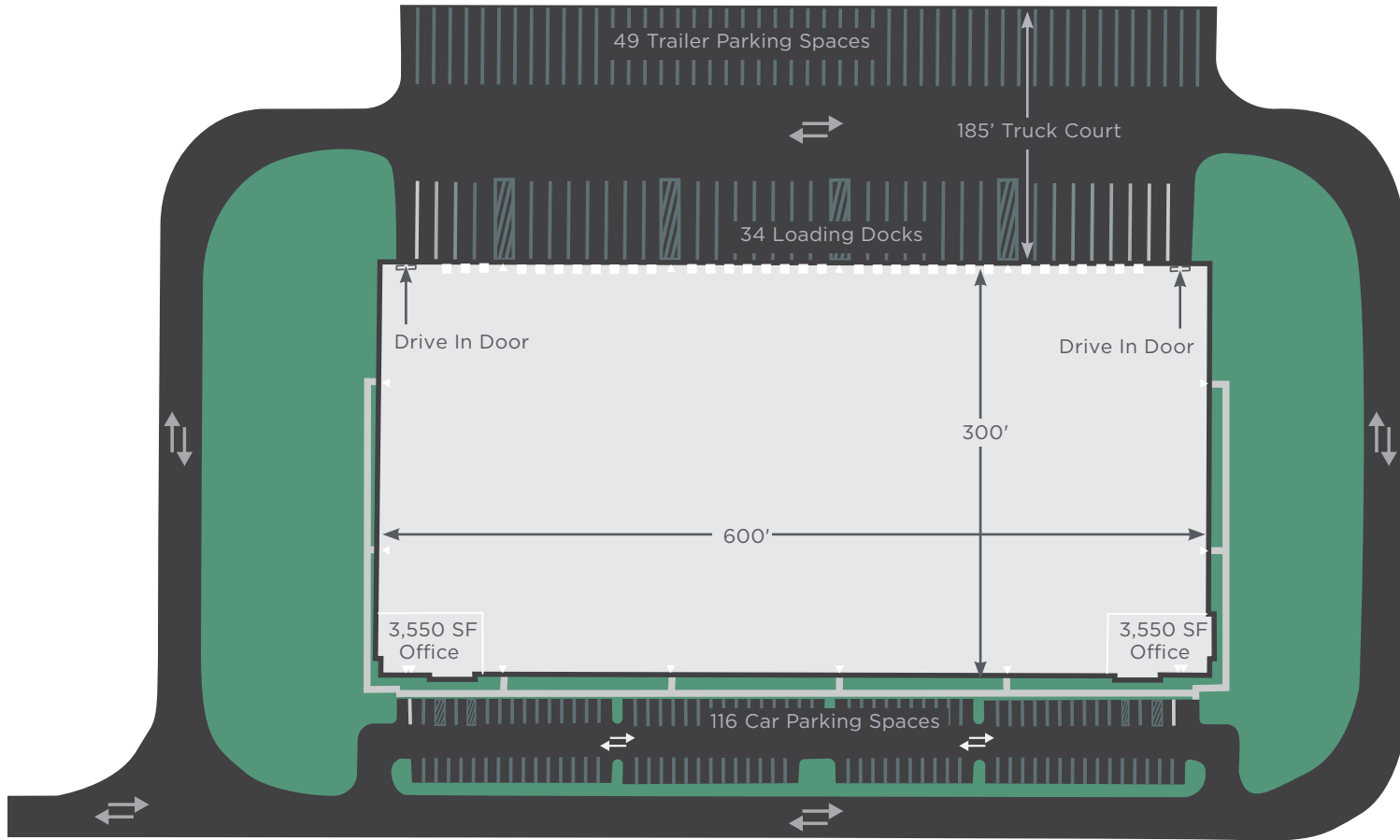
BUILDING A



Building Size	322,842 SF
Office	10,990 SF
Loading Docks	58 Docks
Drive-Ins	4 Drive-Ins

Clear Height	34'
Car Parking	204 Spaces
Trailer Parking	96 Spaces
Column Spacing	54' X 50'

BUILDING B



Building Size	180,999 SF
Office	7,100 SF
Loading Docks	34 Docks
Drive-Ins	2 Drive-Ins

Clear Height	34'
Car Parking	116 Spaces
Trailer Parking	49 Spaces
Column Spacing	54' X 50'



HIGHWAY CONNECTIVITY

ROUTE 46	0.7 mi
INTERSTATE 80	1 mi
ROUTE 206	2.5 mi
INTERSTATE 287	16 mi
NJ TURNPIKE	35 mi
PORT OF NEWARK	38 mi
NEWARK AIRPORT	48 mi

 **40 Minutes**
to Newark Airport

 **50 Minutes**
to Port of Newark

 **1 hour**
to Midtown NYC

PARKVIEW LOGISTICS

DEMOGRAPHICS

RADIUS OF 15 MILES



488,097
2024 TOTAL POPULATION



185,517
2024 TOTAL HOUSEHOLDS



2.60
2024 AVG HOUSEHOLD SIZE



\$179,758
2024 AVG HOUSEHOLD INCOME



42.9
2024 MEDIAN AGE



\$606,744
2024 AVG HOME VALUE

EMPLOYMENT:

502,985
2024 TOTAL DAYTIME POPULATION

55%
2024 DAYTIME POPULATION: WORKERS

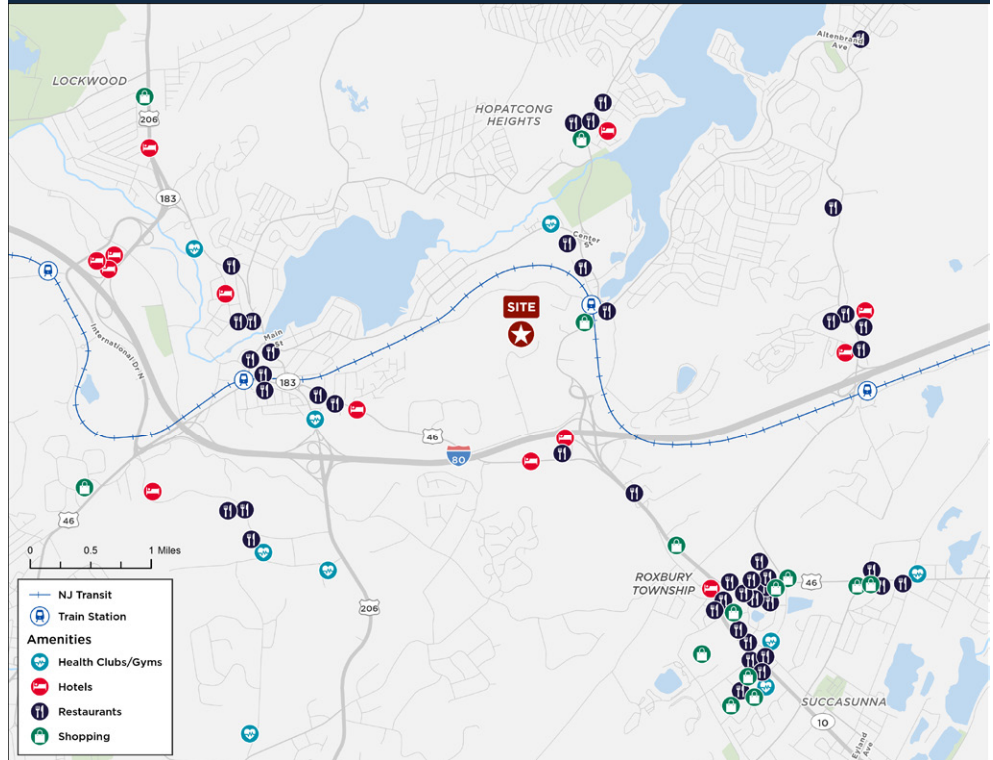
45%
2024 DAYTIME POPULATION: RESIDENTS

712.0
2024 DAYTIME POP DENSITY (POP/SQ MI)

20,672
2024 TOTAL (SIC01-99) BUSINESSES

261,555
2024 TOTAL (SIC01-99) EMPLOYEES

AMENITIES & PUBLIC TRANSIT For Future Warehouse Workers

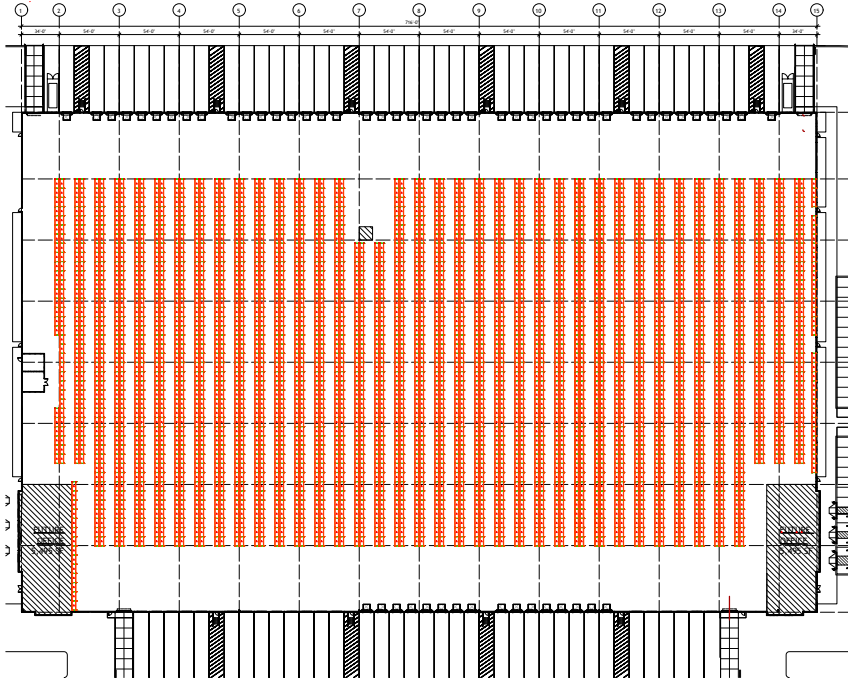


PARKVIEW LOGISTICS

A

2,960
bays

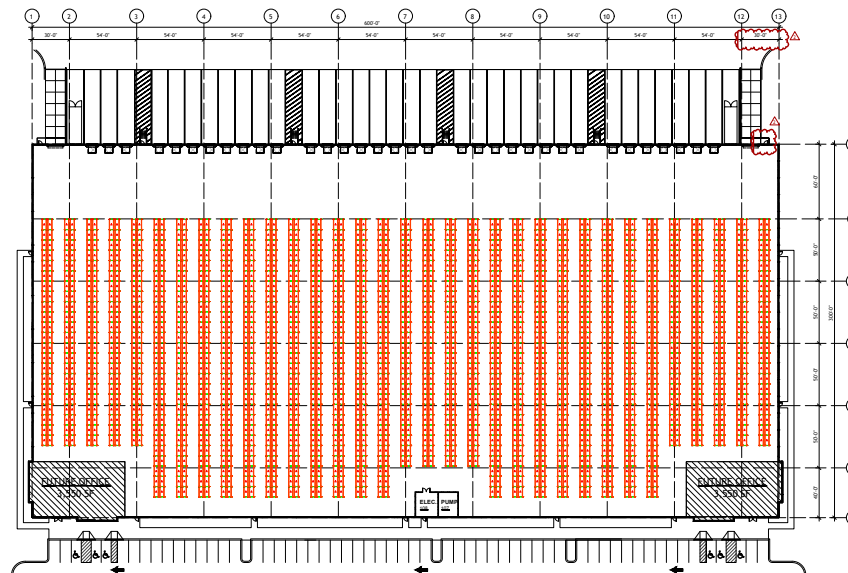
23,680
pallet
positions



B

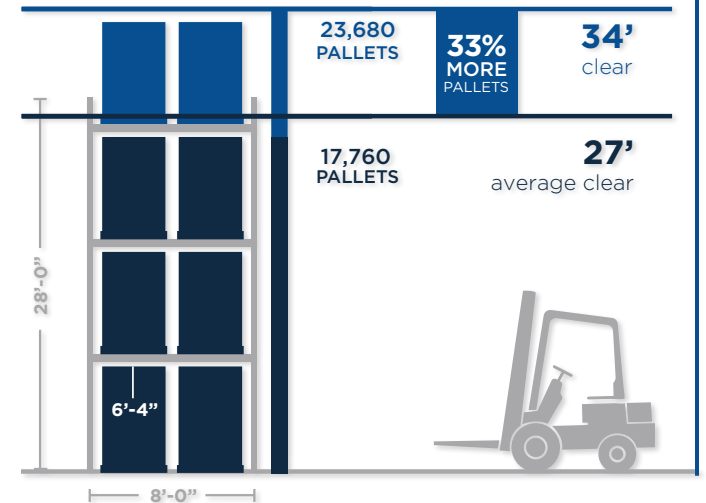
1,658
bays

13,264
pallet
positions



RACKING PLAN + PALLET CAPACITY

VNA ELEVATION VIEW
BUILDING A:



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VIEW
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