



# 289 Squankum Road

Howell , NJ

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**139,550 SF Warehouse Development**

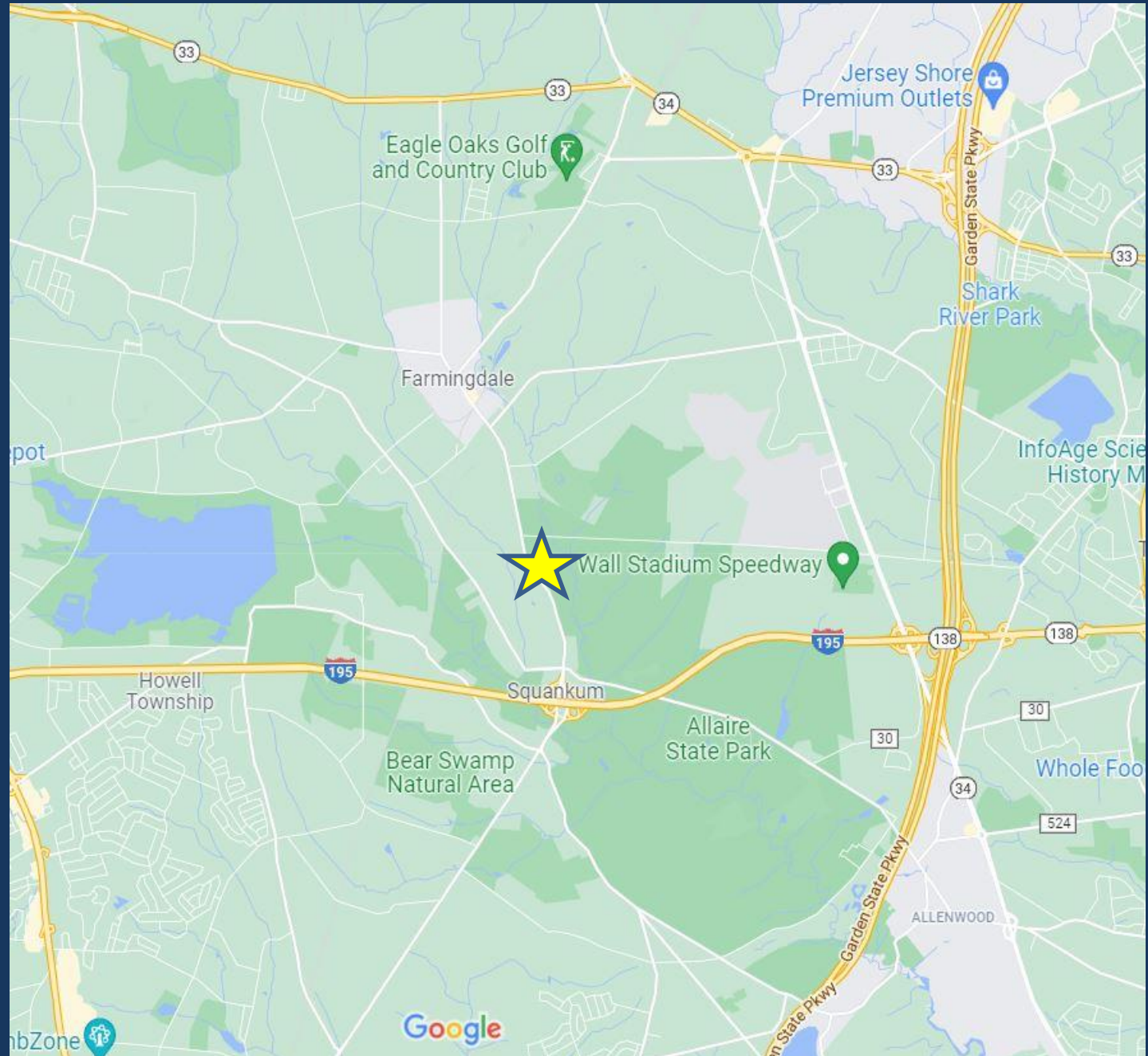
## Property Overview

Block/Lot	49/7
Acres:	10.03
Total SF:	139,550 SF
Building 1 Preliminary Approvals:	42,500 SF (including 6,250 SF of Mezzanine)- Phase 2
Building 2 Existing:	12,050 SF- Phase 2
Building 3 Fully Approved:	42,500 SF (including 6,250 SF of Mezzanine)- Phase 1
Building 4 Fully Approved:	42,500 SF (including 6,250 SF of Mezzanine)- Phase 1
Drive in Doors:	17
Parking Spaces:	169 spaces
Column Spacing:	None designed to be free span
Ceiling Height	24-29 FT
Zoning:	SED- Special Economic Development Zone
Water/Sewer:	Property has received Treatment Water approval for city water/sewer
Asking Price For Sale:	\$5,850,000
Asking Price for Lease:	\$16.00 PSF NNN

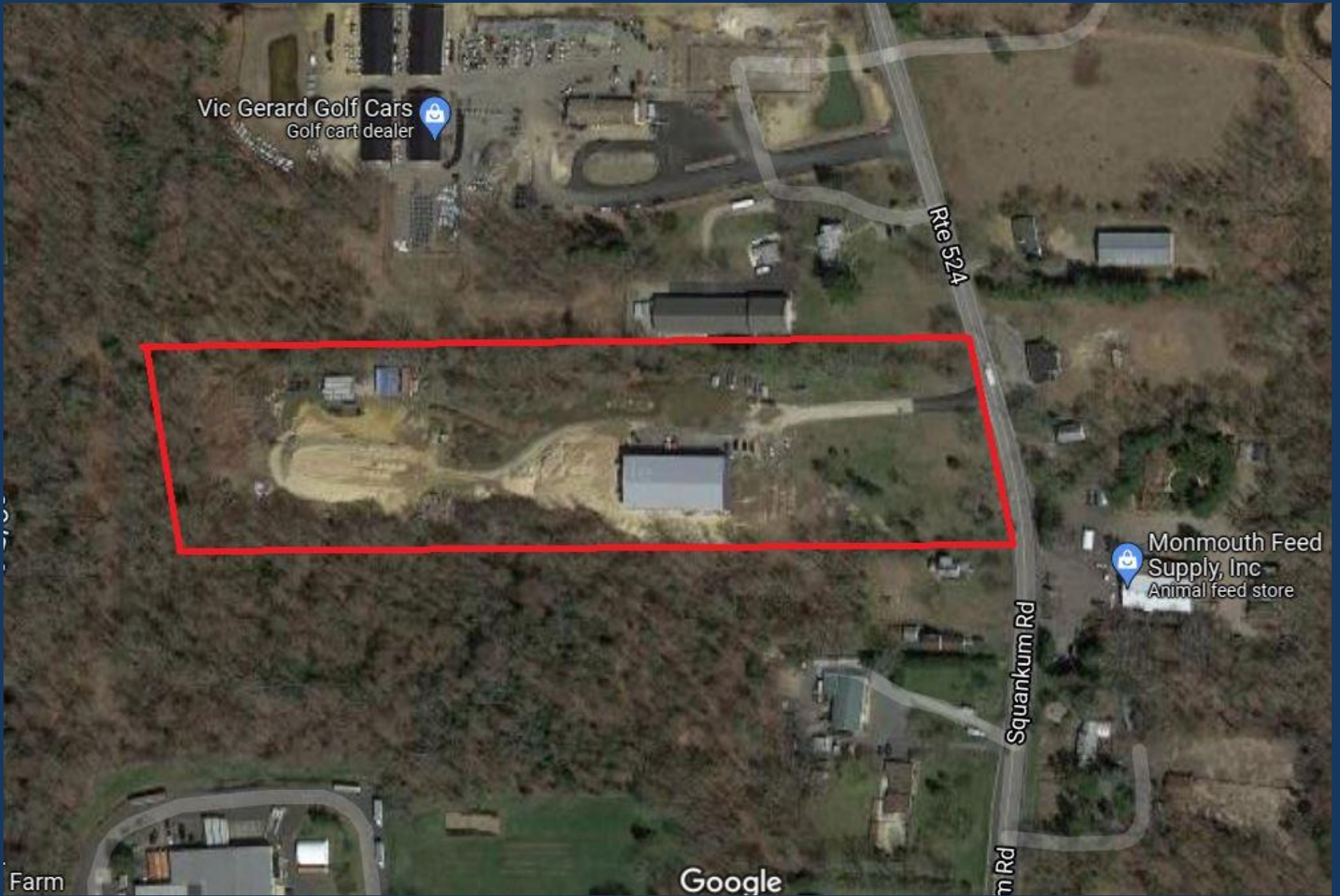
# Area Map

The site provides great access to all of the areas major roadways, including the Garden State Parkway and Routes 18, 195, 33, 34, 35, 138, & 66.

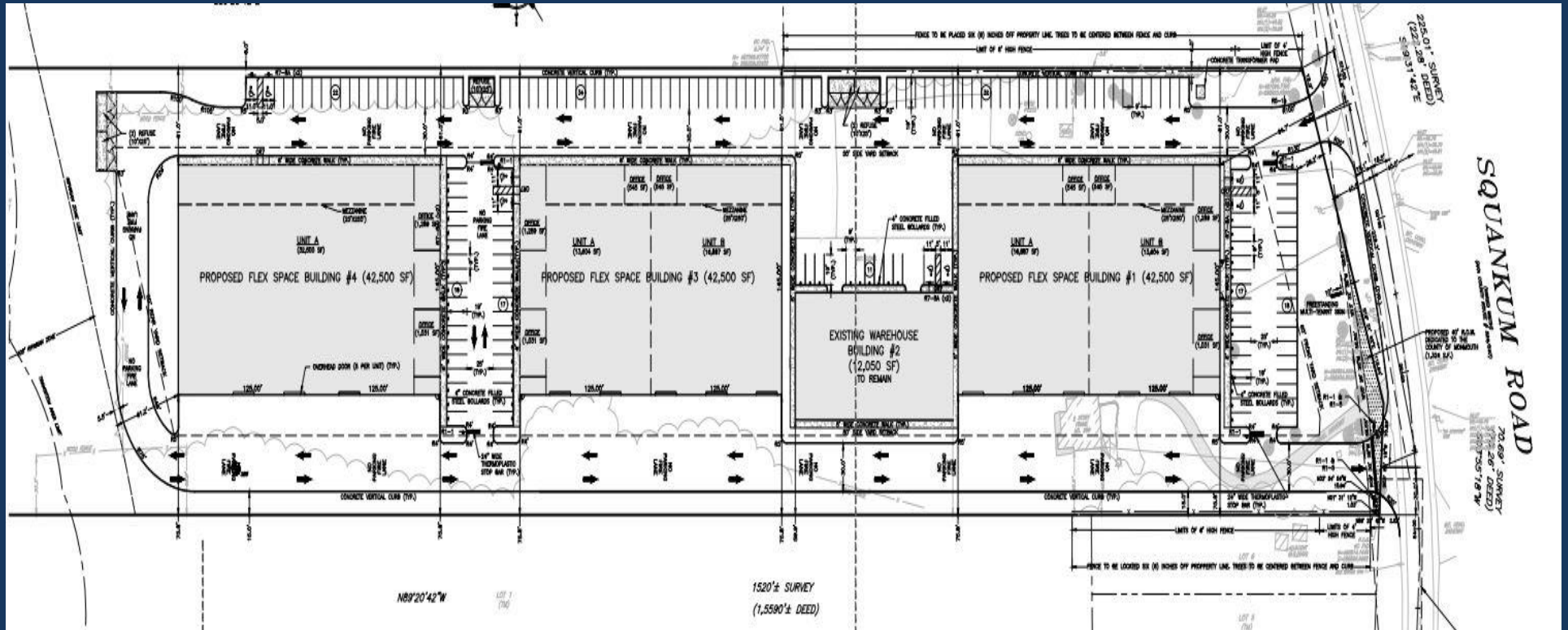
Easy access to both Routes 195 & 33 which are the areas main trucking routes.



# Aerial Photo



# Site Plan



# Property Photos



# Property Photos





**RICHEL COMMERCIAL**  
• BROKERAGE LLC •

Steve Richel  
Principal/Broker of Record  
Office- 732-720-0538  
Cell- 908-472-8489  
Email- [srichel@richelcb.us](mailto:srichel@richelcb.us)

Mike Jensen  
Vice President  
Office- 732-720-0538  
Cell- 908-907-0822  
Email- [jensen@richelcb.us](mailto:jensen@richelcb.us)

THE OFFICE OF RICHEL COMMERCIAL BROKERAGE IS LOCATED AT:  
1500 Meeting House Road, Back Building 1<sup>st</sup> Floor | Sea Girt, NEW JERSEY | 08750  
TEL: 732-720-0538 |