

For Lease

📍 740 Lloyd Road, Aberdeen, NJ
📏 +/-6.0 Acres with Warehouse/
Maintenance Facility



Get in Touch

Jordan Metz

Senior Vice President

973-493-0385

jordan@metzindustrial.com

Benito Abbate

Senior Associate

908-655-8331

ben@metzindustrial.com

James Friel

Sales Associate

908-305-9001

ben@metzindustrial.com

Property Highlights

Property Features



+/-6.0 Acres Total



30,000 SF Warehouse/
Maintenance Facility



Outside Storage, Maintenance &
Vehicle Parking



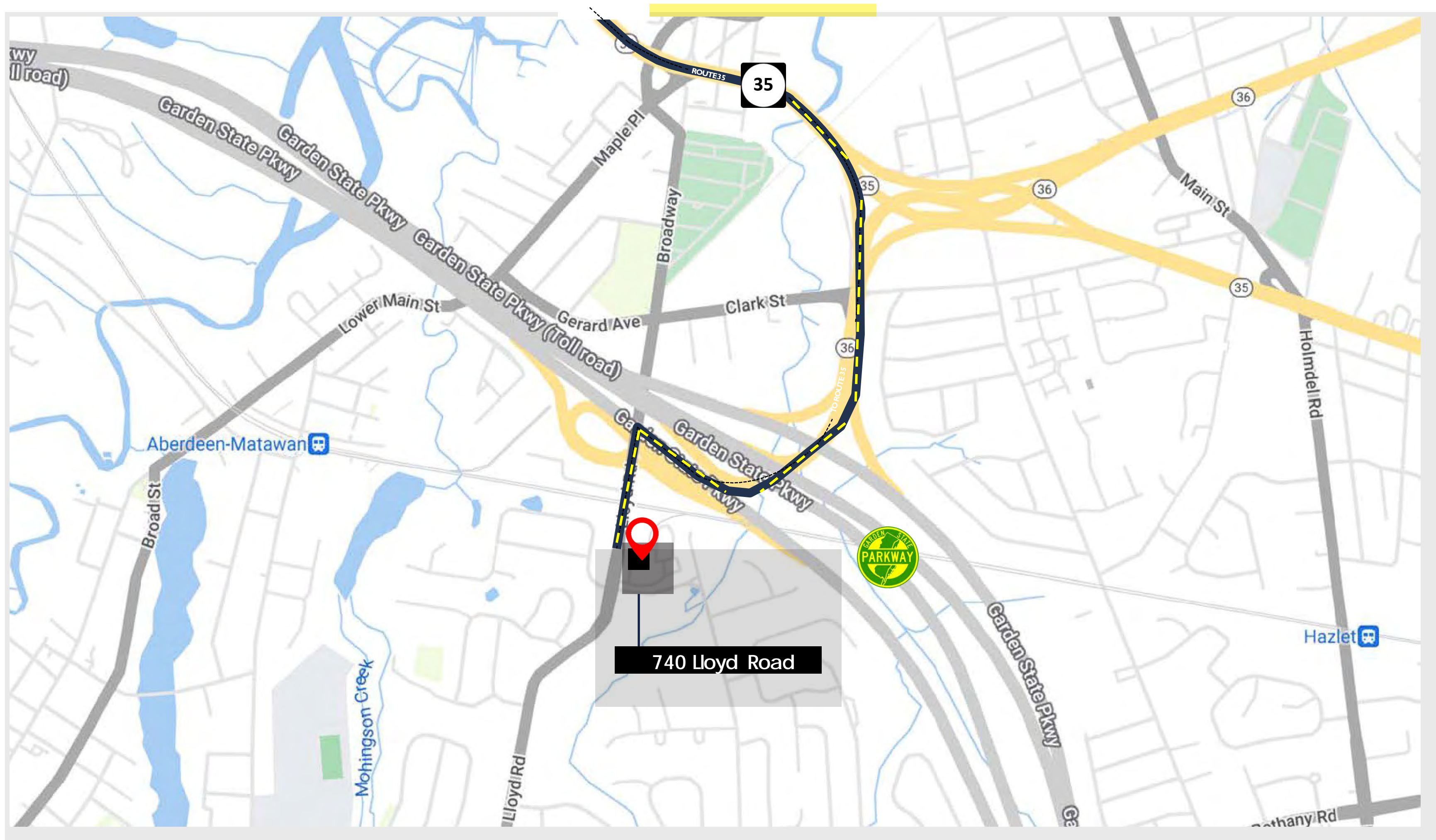
Zoned **Industrial**

Building No.	SF	Building Height	Loading
1	13,988 SF	~37'	----
2	11,639 SF	~30'	----
3	3,637 SF	~17'	----
4	3,439 SF	~13'	----
5	592 SF	~14'	----
6	2,400 SF	~16'	----

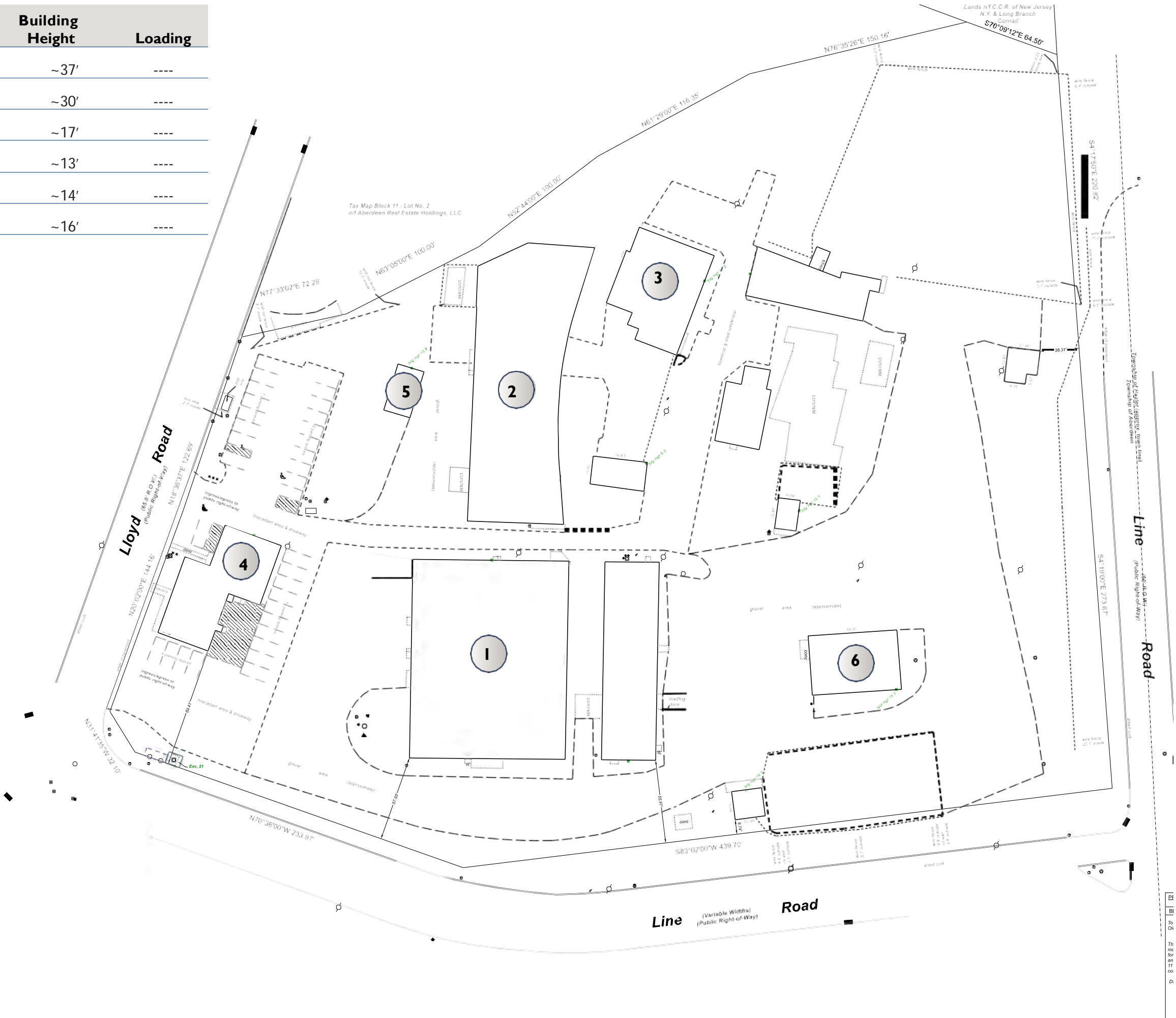
Location Highlights

- **Direct Access** to Garden State Parkway & Route 35
- **~30 Miles** to Newark Liberty Airport & Port Elizabeth/Newark



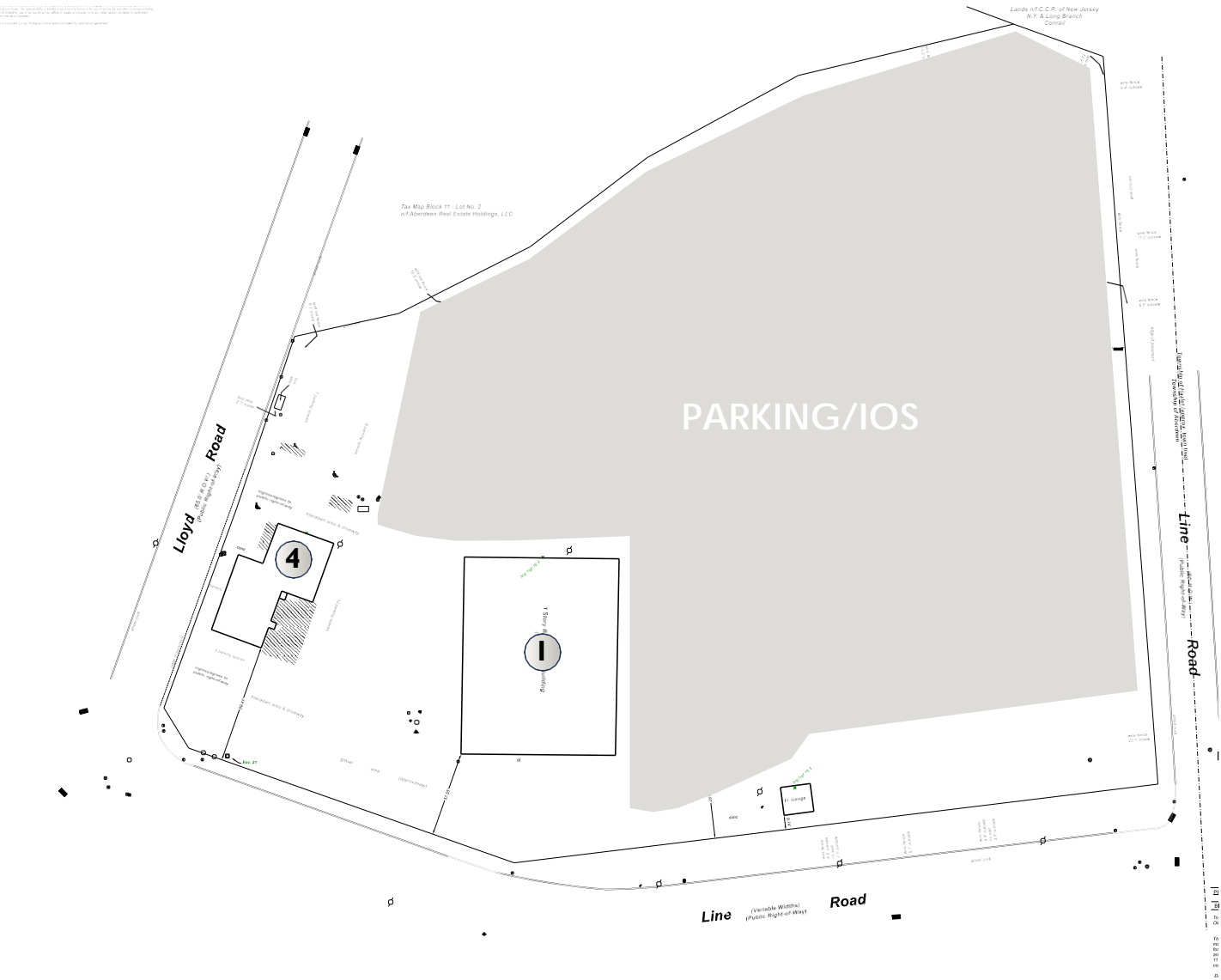


Building No.	SF	Building Height	Loading
1	13,988 SF	~37'	----
2	11,639 SF	~30'	----
3	3,637 SF	~17'	----
4	3,439 SF	~13'	----
5	592 SF	~14'	----
6	2,400 SF	~16'	----



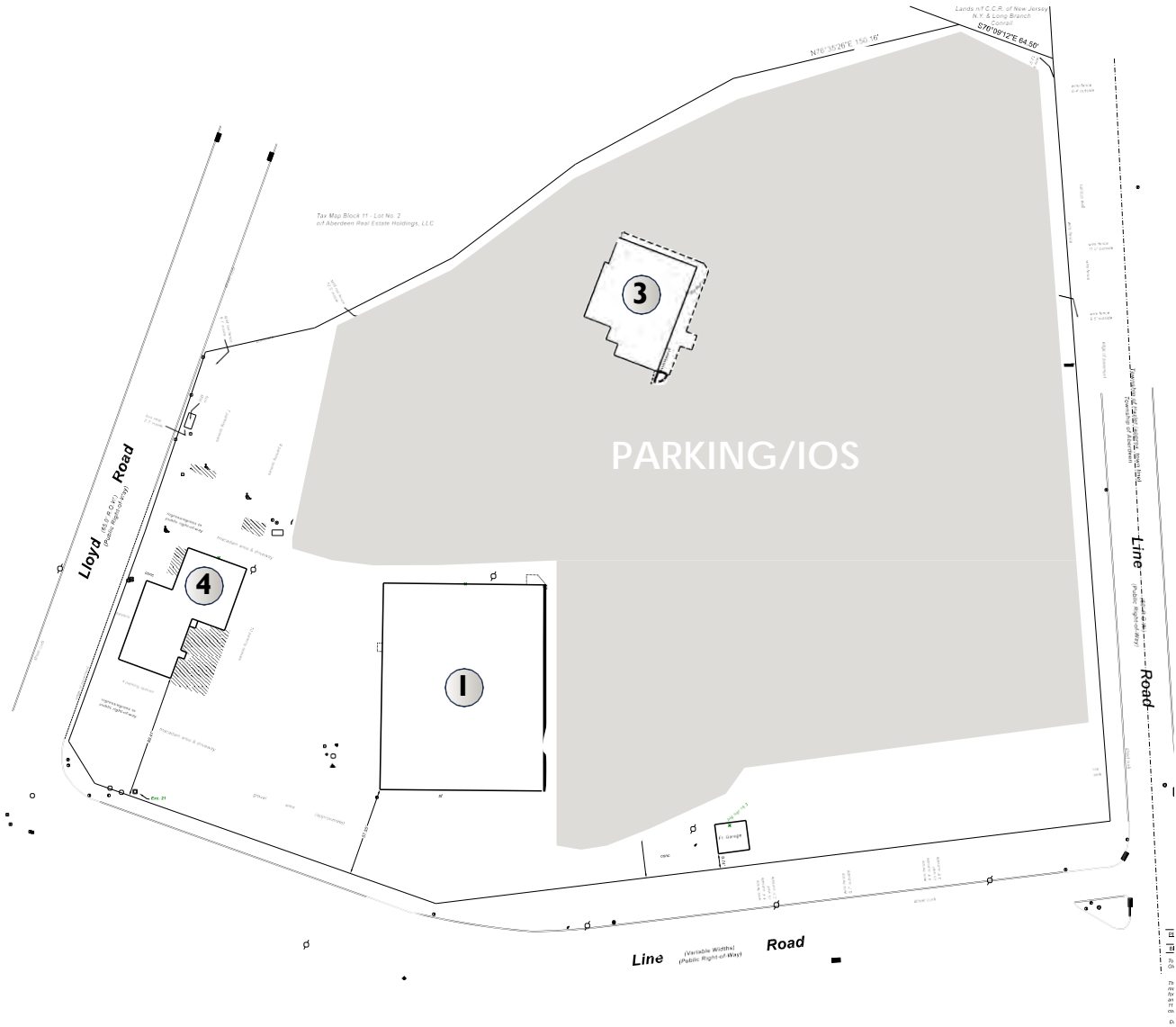
Potential Site Option #1

Bldg. No.	Size +/-	Bldg. Height	Loading
1	13,988 SF	~37'	----
4	3,439 SF	~13'	----



Potential Site Option #2

Bldg. No.	Size +/-	Bldg. Height	Loading
1	13,988 SF	~37'	----
3	3,637 SF	~17'	----
4	3,439 SF	~13'	----



Potential Site Option #3

Bldg. No.	Size +/-	Bldg. Height	Loading
1	13,988 SF	~37'	---
2	11,639 SF	~30'	---
3	3,637 SF	~17'	---
4	3,439 SF	~13'	---
6	2,400 SF	~16'	---







Location Map

 740 Lloyd Road, Aberdeen, NJ



LOCATION MAP

Proximity Highlights

- Access to the **Routes 35 & 36** and **Garden State Parkway** | 30 Miles to **Port Newark/ Elizabeth** and **Newark Liberty Airport**

For more information, please contact:

Jordan Metz

Senior Vice President

973-493-0385

jordan@metzindustrial.com

Benito Abbate

Senior Associate

908-655-8331

ben@metzindustrial.com

James Friel

Sales Associate

908-305-9001

ben@metzindustrial.com



This document has been prepared by Bussel Realty Corp. based on public information. Bussel Realty Corp. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bussel Realty Corp. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bussel Realty Corp. and/or its licensor(s).