

FOR SALE or LEASE

6125 Main Street, Sayreville, New Jersey

±8.3 Acres (±6 Usable)

Footprint Up To ±90,800 Sq. Ft.

85% Total Lot Coverage

Outside Storage / Retail / Auto / Industrial w/Retail Component

Taxes: \$ 28,100/Annually

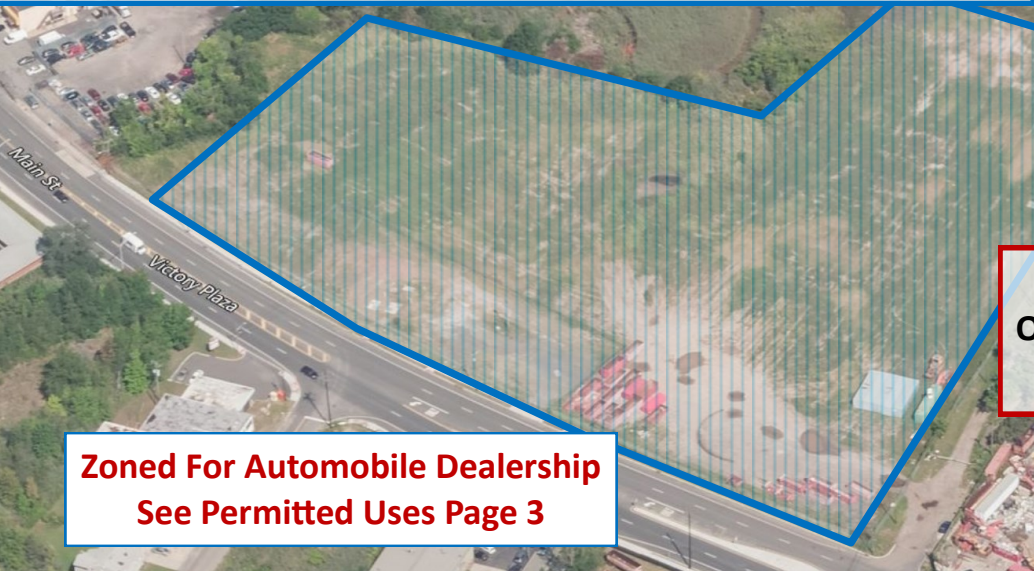
Lease Rate: \$8,000/Acre Per Month

Sale Price: \$8,000,000

Bill Hettler **732.738.8888**

bill@logisticrealty.com

Resume: www.williamhettler.com



±6 Usable Acres
Owner Will Build to Suit Lease
For Long Term Credit Tenant

Zoned For Automobile Dealership
See Permitted Uses Page 3

Built Up To ±90,800 Sq. Ft.
Or Less w/Outside Storage Permitted
Industrial Uses OK w/Retail Component

LOCATION:
Less Than **1 Mile** to **Driscoll Bridge**;
Immediate Access to **Route 9**
Less Than **4 Miles** to Major Interchanges:
→ NJ Turnpike Exits #10 & 11
→ Garden State Parkway
→ Routes 9, 287, 1, 27, 35, & 440

Route 9

Less Than **17 Miles** to **Port Newark/Elizabeth**
Less Than **5 Miles** to **Outerbridge Crossing/New York**

The information above has been obtained from reliable sources. While believed to be accurate, it has not been verified and therefore no guarantee, warranty or representation to its accuracy can be made. It is your responsibility to confirm its accuracy and completeness. Logistic Realty, LLC.- Licensed Real Estate Broker

FOR SALE or LEASE

±8.3 Acres (±6 Usable)

Outside Storage / Retail / Auto / Industrial w/Retail

6125 Main Street, Sayreville, New Jersey

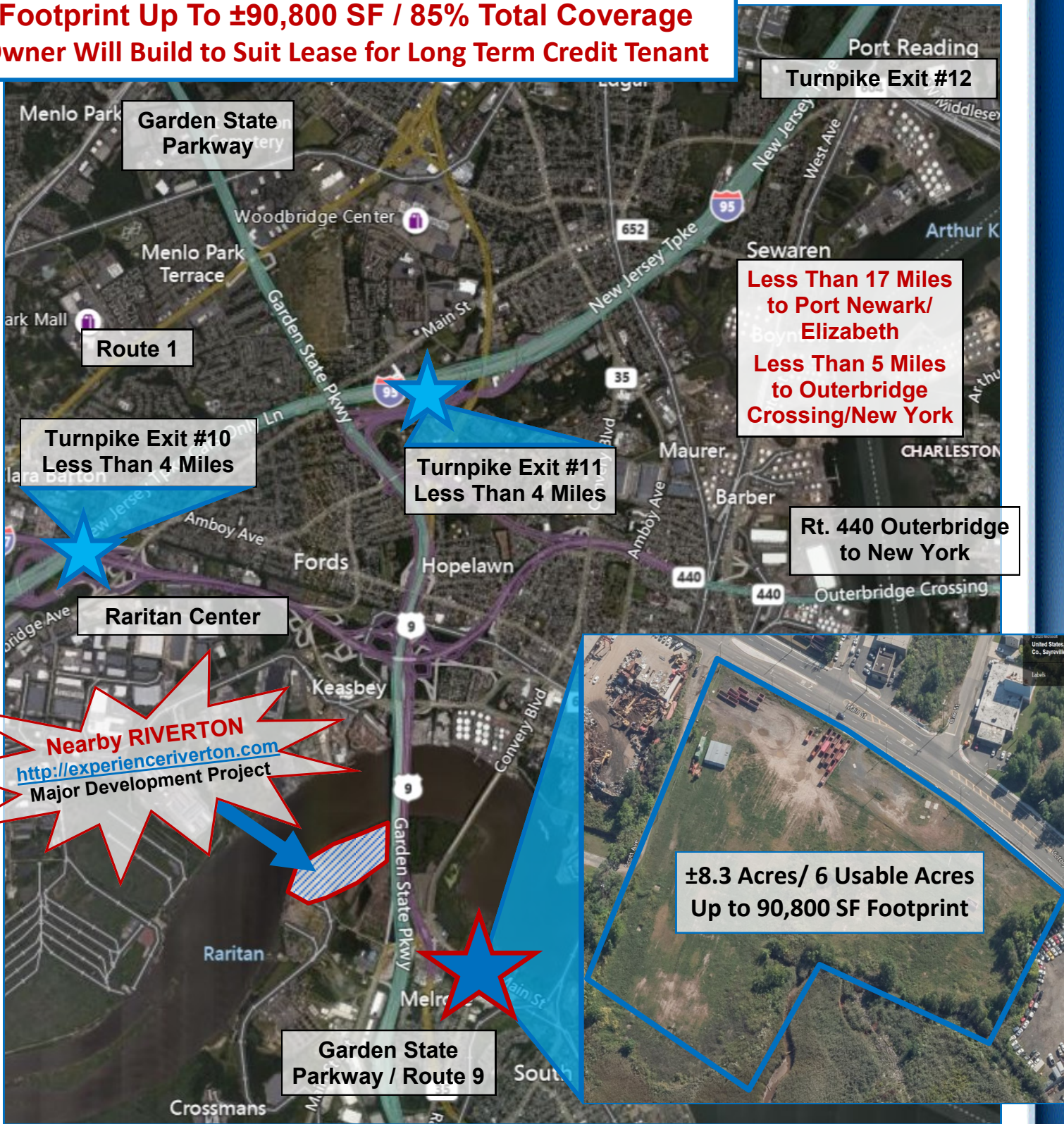
Footprint Up To ±90,800 SF / 85% Total Coverage

Owner Will Build to Suit Lease for Long Term Credit Tenant

Bill Hettler **732.738.8888**

bill@logisticrealty.com

Resume: www.williamhettler.com



Turnpike Exit #12

Less Than 17 Miles to Port Newark/Elizabeth
Less Than 5 Miles to Outerbridge Crossing/New York

Turnpike Exit #10
Less Than 4 Miles

Turnpike Exit #11
Less Than 4 Miles

Rt. 440 Outerbridge to New York

Raritan Center

Nearby RIVERTON
<http://experiencerriverton.com>
Major Development Project

±8.3 Acres/ 6 Usable Acres
Up to 90,800 SF Footprint

Garden State Parkway / Route 9

FOR SALE or LEASE

±8.3 Acres (±6 Usable)

Outside Storage / Retail / Auto / Industrial w/Retail

6125 Main Street, Sayreville, New Jersey

Footprint Up To ±90,800 SF / 85% Total Coverage

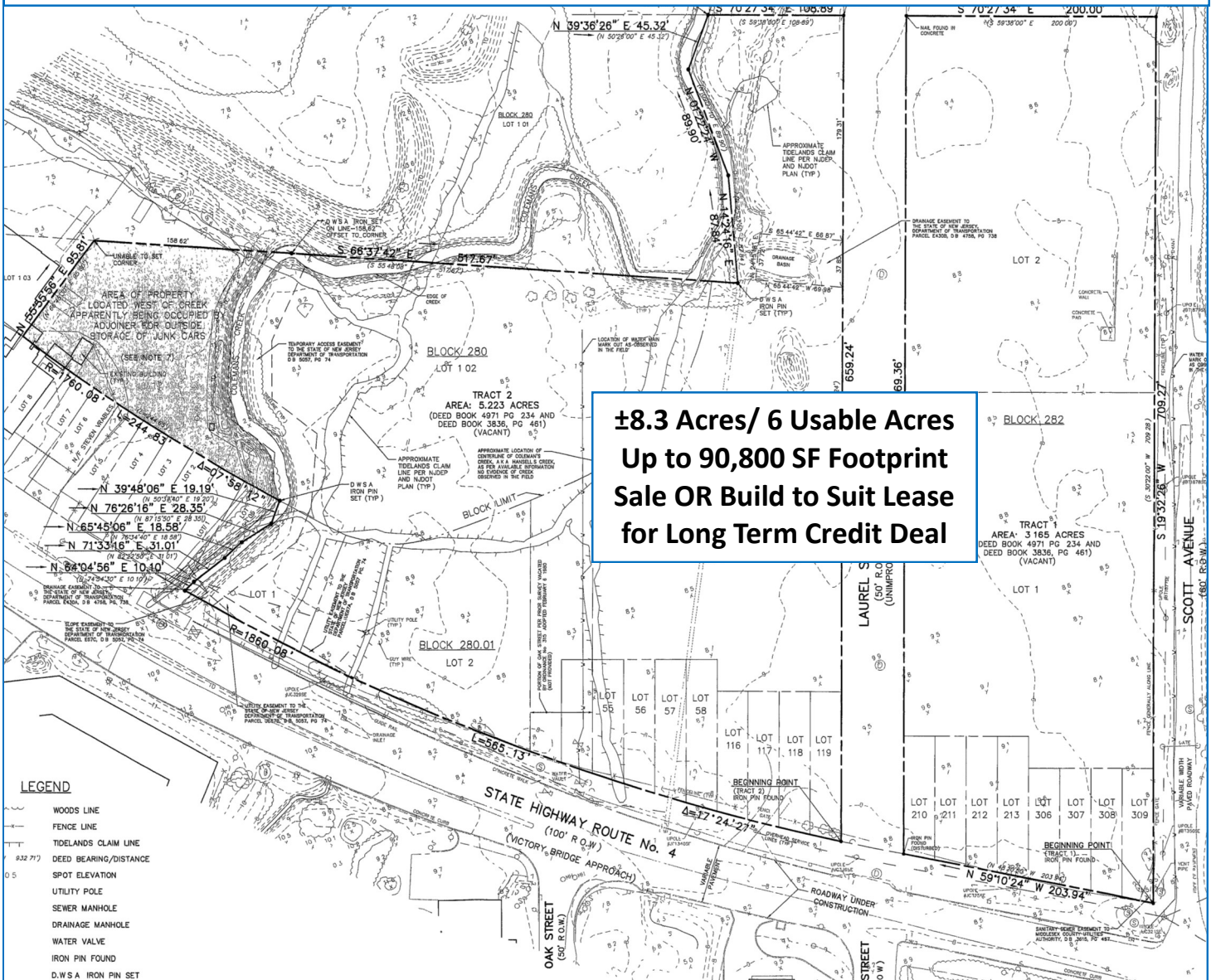
Owner Will Build to Suit Lease for Long Term Credit Tenant

Bill Hettler **732.738.8888**

bill@logisticrealty.com

Resume: www.williamhettler.com

Zoned B-3; Allowed Uses: Retail Sales and Service, Automobile Dealership, Car Wash & Repair, Bar, Child Care, Health Club Gym Recreation, Indoor Theatre, Nightclub Nursing Home/Assisted Living/Retirement Community, Resturant (No Drive In) Wholesale Sales and Service (Includes Industrial Uses with a Retail Component)



Bill Hettler

732.738.8888

bill@logisticrealty.com