



Trucking Terminal

**MID-STATE
COMMERCIAL**



MID STATE REALTY

Located along the Route 33 Corridor in Millstone NJ

Minutes from exit 8 of NJ Turnpike

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dates

Xtreme M



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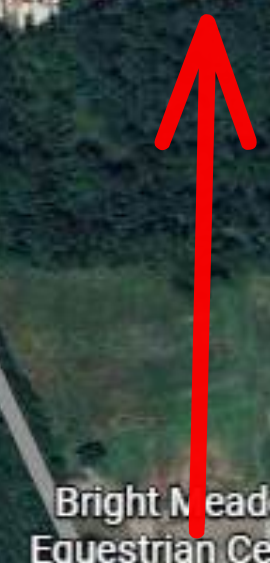
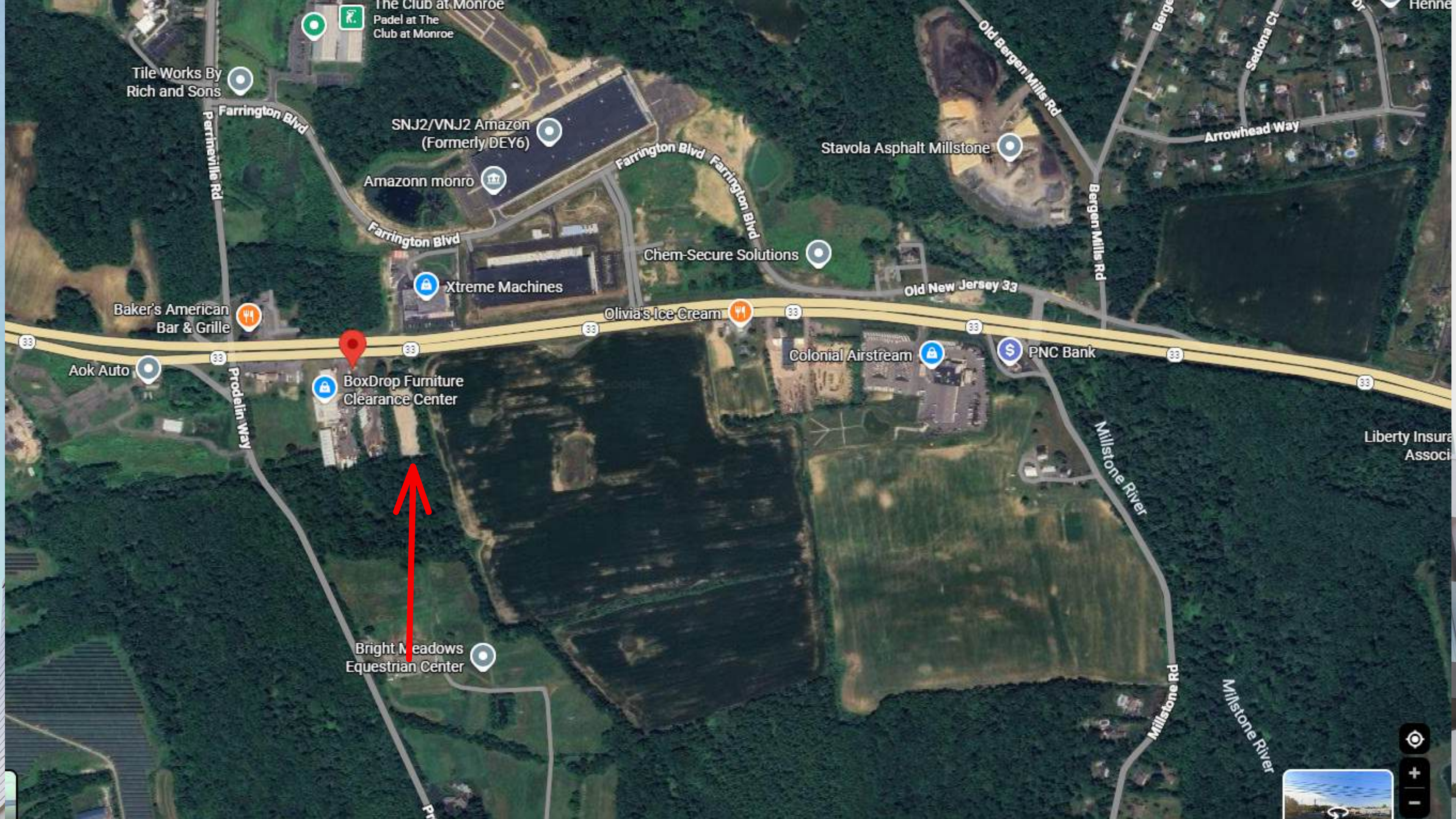
Google Maps

Trucking Terminal Lease

663 Route 33 Millstone NJ

Exceptional opportunity to lease a well-positioned trucking terminal on nearly 2 acres along the highly traveled Route 33 corridor in Millstone, NJ. This property offers convenient access to major highways including I-195, NJ Turnpike, and Route 9, making it an ideal hub for logistics, distribution, and transportation operations. The site features ample yard space for truck parking and maneuverability, along with functional facilities designed to support trucking and freight businesses. Its strategic location provides both visibility and accessibility, ensuring efficiency for regional and interstate routes





Tile Works By Rich and Sons

the Club at Monroe
Padel at The Club at Monroe

SNJ2/VNJ2 Amazon
(Formerly/DEY6)

Amazonn monro

Stavola Asphalt Millstone

Chem-Secure Solutions

Xtreme Machines

Olivia's Ice Cream

Baker's American Bar & Grille

Colonial Airstream

PNC Bank

Aok Auto

BoxDrop Furniture Clearance Center

Liberty Insurance Association

Bright Meadows Equestrian Center



Ideal location for Trucking Company to park and repair their Trucks

Use: Trucking Terminal

Route 33 frontage with strong visibility

Ample yard space for truck parking and maneuvering

Easy access to major highways (I-195, NJ Turnpike, Route 9)



Be at exit 8 of NJ Turnpike in minutes

Highlights:

Strategic Central NJ location

Flexible yard layout with multiple access points

Close proximity to major distribution hubs





HIGH VISIBILITY

Be along the growing Route 33 Corridor

PARK AND REPAIR

Ideal for your company trucks



EASY ACCESS TO MAJOR HWYS

Be on NJ Turnpike in minutes

LEGAL DESCRIPTION

ALL that certain plot or parcel of land, situate lying and being in the Township of Millstone, County of Monmouth, State of New Jersey, beginning at a point in the westerly line of New Jersey State Highway Route 33, in the dividing line between the premises herein described and the Lot 3, Block 13, as shown on the Millstone Township Tax Map currently in use and from thence running:

1. Along said line of New Jersey State Highway Route No. 33, South 81 degrees 21 minutes 00 seconds East, 100.00 feet to a point, thence running;
2. Sid ramp and line of Route 33, South 81 degrees 26 minutes 20 seconds East, 75.00 feet to a point, said point being in the dividing line between premises herein described and the Lot 3, thence running;
3. Along said dividing line, South 01 degrees 28 minutes 00 seconds West, 802.88 feet to a point, said point being in the dividing line between premises herein described and the Lot 20, thence running;
4. Along said dividing line, North 88 degrees 28 minutes 04 seconds West, 74.47 feet to a point, thence running;
5. S18 along said dividing line, North 06 degrees 04 minutes 33 seconds West, 100.00 feet to a point in the dividing line between premises herein described and the Lot 3 thence running and thence running;
6. Along said dividing line, North 81 degrees 13 minutes 30 seconds East, 818.50 feet to the southerly line of New Jersey State Highway Route No. 33 and the point of beginning of BLOCK 17.

NORTH 128 METERS HIGH ONLY, being commonly known as 645 State Route 33, Millstone NJ 08510, AKA, Tax ID Block 17 Lot 4 in the Township of Millstone, County of Monmouth, State of New Jersey.

Being the same tract of land described in a Title Report provided by Infrity Land Services, File No. 1475927, dated 05/23/2025.

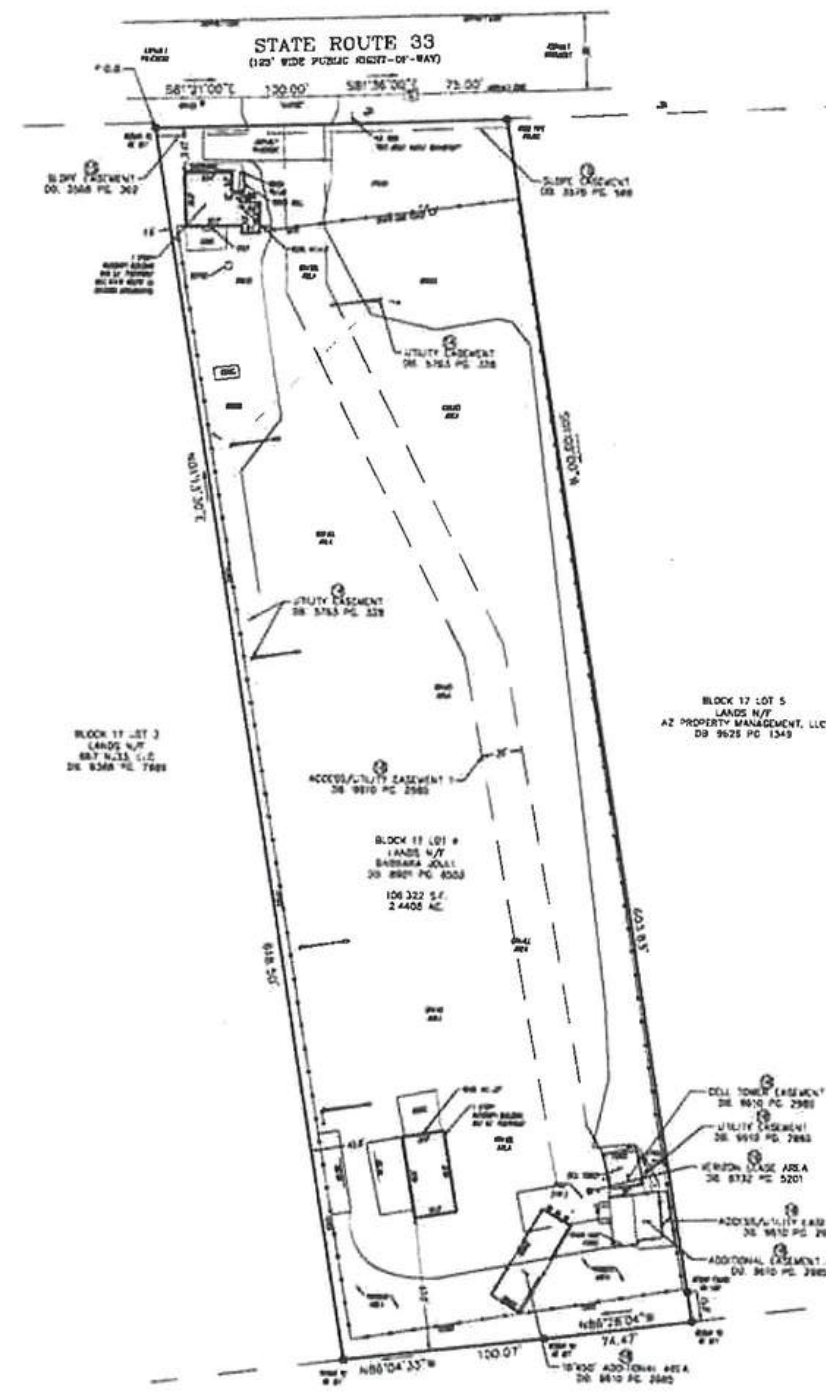
SCHEDULE B EXCEPTIONS

Infrity Land Services, File No. 1475927, dated 05/23/2025

13. Deed Restriction recorded in Book 2710 Page 57 - NOT PLOTTED ON SURVEY, NON-PLOTTABLE DEED RESTRICTION
14. Utility Easement recorded in Book 5763 Page 328 - PLOTTED ON SURVEY
15. Deed Easement recorded in Book 3568 Page 362 and in Book 3578 Page 268 - PLOTTED ON SURVEY
16. Memorandum of Lease Agreement recorded in Book 8732 Page 5207 - PLOTTED ON SURVEY
17. Memorandum of Site Submittal recorded in Book Page 8219 Page 5316 - NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING SUBJECT PROPERTY.
18. Deed of Easement and Assignment of Lease recorded in Book 8025 Page 8077 and in Book 8207 Page 3849, Book 8274 Page 8243, Book 8448 Page 8337, Book 8910 Page 2985 - PLOTTED ON SURVEY
19. Memorandum of Master Pledge Lease and Management Agreement recorded in Book 8067 Page 7461 - DOCUMENT NOT PROVIDED.

SIGNIFICANT OBSERVATIONS

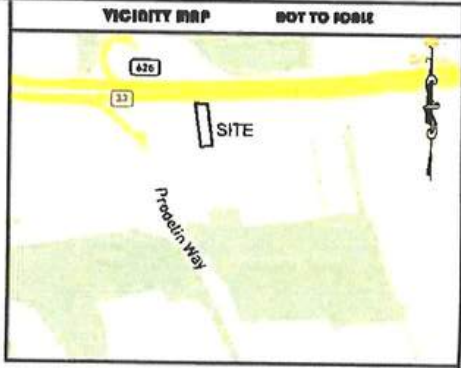
NONE OBSERVED.



SYMBOLS

(THIS IS A STANDARD LEGEND NOT TO BE USED ON THE SURVEY)

● BENCHMARK "ROUND"	⊕ SPOT LIGHT	○ WATER MAN-HOLE
○ BENCHMARK "TO BE SET"	⊖ POWERHOLE	⊗ WATER TIE-IN
⊖ BENCHMARK TIE-POINT	⊖ DAY WIRE	⊗ WATER METER
(M) BENCHMARK DATA	⊖ LIGHT POLE	⊗ HYDRANT / FDC
⊖ SURVEYED DATA	⊖ STREET LIGHT POLE	⊗ GAS MAN-HOLE
⊖ PIPE POINT OF BEGINNING	⊖ F.I.E. TRANSFORMER	⊗ GAS VALVE
⊖ PIPE POINT OF END/INTERMITTENT	⊖ HP SUBSTATION	⊗ GAS METER
⊖ PIPE POINT OF END	⊖ T.E.S. MAN-HOLE	⊗ UNDERGROUND GAS MAIN
⊖ SOL. SET IRON LUG	⊖ ELECTRIC WATER	⊗ UNDERGROUND TELEPHONE MAIN
⊖ RCP REINFORCED CONG. PIPE	⊖ ELECTRIC BOX	⊗ PROPANE TANK
⊖ CAP CORRUGATED METAL PIPE	⊖ DART BOX	⊗ TELEPHONE ARM
⊖ PVC PLASTIC PIPE	⊖ UNDERGROUND CABLE MAN-HOLE	⊗ TELEPHONE MAN-HOLE
⊖ HIGH DENSITY POLYETHYLENE PIPE	⊖ TRAFFIC SIGNAL	⊗ UNDERGROUND TELEPHONE MAN-HOLE
⊖ CP CAST IRON PIPE	⊖ TRAFFIC POLES	⊗ EYEWALL
⊖ DP DUCTILE IRON PIPE	⊖ TRAFFIC SIGNAL	⊗ FLAG POLE
⊖ L/S LINED/DRAINAGE	⊖ TRAFFIC MAN-HOLE	⊗ WALLMOUNTED
⊖ U.G. UNDER GROUND	⊖ TRAFFIC SIGNAL BOX	⊗ WALLMOUNTED
⊖ K - FENCELINE	⊖ STREET MAN-HOLE	⊗ LIGHT BOLLARD
⊖ C - CABLE TELEVISION LINE	⊖ CLEAN OUT	⊗ BENCH MARK
⊖ E - ELECTRICAL LINE	⊖ STORM DRAIN MAN-HOLE	⊗ MONITORING WELL
⊖ G - GAS LINE	⊖ STORM PILE	⊗ MAIL BOX
⊖ W - WATER LINE	⊖ CURB PALE	⊗ SIGN
⊖ T - TELEPHONE LINE	⊖ STORM MAN-HOLE	⊗ METAL TANK COVER
⊖ O - OVERHEAD ELECTRIC WIRE	⊖ WADING SIGN MOUNT	⊗ AIR COMPRESSOR
⊖ S - OVERHEAD ELECTRIC WIRE	⊖ JUNCTION MAN-HOLE	⊗ ADA MARKING
⊖ T - TELEPHONE WIRE	⊖ MAN-HOLE	⊗ WIRE SIGN
⊖ T - TELEPHONE WIRE	⊖ MAN-HOLE	⊗ ILLUMINATION
⊖ T - TELEPHONE WIRE	⊖ MAN-HOLE	⊗ ILLUMINATION
⊖ T - TELEPHONE WIRE	⊖ MAN-HOLE	⊗ ILLUMINATION



SITE DATA

1. PROPERTY IS KNOWN AS BLOCK 17 LOT 4 IN THE TOWNSHIP OF MILLSTONE, MONMOUTH COUNTY, NEW JERSEY.
2. LOT AREA = 106,322 SF OR 2.4408 AC.
3. PARKING PROVIDED - REGULAR - 0 SPACES; HANDICAP - 0 SPACES; TOTAL SPACES PROVIDED - 0.
4. THE SUBJECT PROPERTY HAS ACCESS TO ON-BOOK BWP PAGE 8883.
5. NO CHANGES IN STREET RIGHT OF WAY LINES (EITHER COMPLETED OR PROPOSED) KNOWN TO THE SURVEYOR, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THIS SURVEY.
7. IN RESPONSE TO ALTA/NPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. IN RESPONSE TO ALTA/NPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES (EITHER COMPLETED OR PROPOSED) AND AVAILABLE FROM THE CERTIFIED JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
9. THIS PLAN IS VALID ONLY WHEN SIGNED IN COLORED INK AND EMBOSSED WITH A RAISED IMPRESSION SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
10. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
11. COPYRIGHT © 2025 FIRST ORDER, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION SEAL ARE NOT VALID.

FLOOD NOTE

BY GRAPHICAL REPRESENTATION ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE 8 UNDEVELOPED AS SHOWN ON 1:5000 HAZARD RISK MAP, 4805002200 CONVEYANCE PANEL, AS SHOWN WHICH HAS AN EFFECTIVE DATE OF 04/25/2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR AN AMENDMENT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION

I, Bridge Asset Manager, Infrity Land Services LLC

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2021 Minimum Standard Data Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 12, 16, and 17 of Table A thereof.

The fieldwork was completed on July 3, 2025.

Surveyor's Signature: *John W. Shephard*

John W. Shephard
Professional Land Surveyor ID 030870
in the State of New Jersey
Date of Survey: 07/03/2025
Date of Issue: 07/03/2025

Survey Performed By:
FIRST ORDER, LLC
1283 Hecktown Road, Suite 0
Bethlehem, PA 18020
Phone: 610-365-7807
Fax: 610-365-7818
Email: jmshephard@firstorder.net
Project No: 1200288-001

TYPE OF SURVEY: ALTA / NPS LAND TITLE SURVEY

FIRST ORDER, LLC
4383 HECKTOWN ROAD
BETHLEHEM, PA 18020
Phone: (610) 365-7807 Fax: (610) 365-7808
NJ Cert. of Authorization: 24CA29154800

PROJECT ADDRESS: 645 STATE ROUTE 33
TOWNSHIP OF MILLSTONE
MONMOUTH COUNTY, NJ 08510

CLIENT: BRIDGE ASSET MANAGEMENT

JOB NO: 1200288-001 DRAWN BY: PV APPROVED BY: MCV

DATE: JULY 11, 2025

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: 1" = 40'

SHEET 1 OF 1



Contact

John Profaci Broker/Owner



Office : 732-251-8900

Cell : 908-692-5419

Email : jkprofaci@aol.com

391 Spotswood Englishtown Rd

Monroe Twp NJ 08831

Lease

18,000 Monthly

TRUCKING TERMINAL

Per Resolution tenant space only, no outside
Trucking Companies permitted

CELL PHONE TOWER

Cell Tower excluded from Lease

Information deemed reliable but not guranteed