

# FOR LEASE

**BYRON**  
REAL ESTATE CO., INC.

MONMOUTH COUNTY



18 Cindy Lane | Ocean, NJ  
(+44,720 RSF)

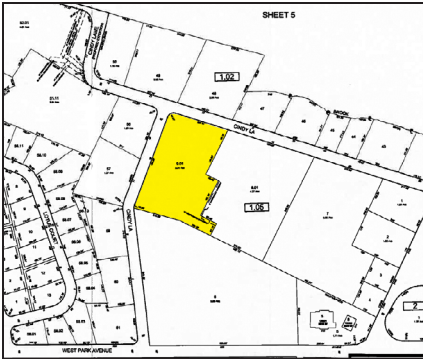
**BYRON**  
REAL ESTATE CO., INC.

**John B. Krok** | Broker / Sales Person - Executive Vice President  
732.780.7780 | [jkrok@ByronRE.com](mailto:jkrok@ByronRE.com) | [www.ByronRE.com](http://www.ByronRE.com)



## 18 CINDY LANE | PROPERTY HIGHLIGHTS

Tax Map



Aerial Footprint



- Auto Service Center & Car Wash
- Rare opportunity
- Half of property is fenced
- Column-free Building
- Ceiling height in warehouse is 20' - 39'
- Building is sprinklered
- Divisible
- Easy access to many New Jersey highways including:
  - Route 33
  - Route 34
  - Route 35
  - Route 195
  - Garden State Parkway



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## 18 CINDY LANE | DETAILS

### PROPERTY OFFERED

Property Address	18 Cindy Lane, Ocean, NJ
Zoning	I-1, Light Industrial

### PROPERTY FEATURES

Rentable Square Feet	+44,720 RSF	Office:	+3,440 RSF
		Warehouse:	+37,840 RSF
		Car Wash:	+3,440 RSF
Parcel Size	3.31 Acres		
Block	1.05		
Lot	9.01		
Number of Floors	1 Story		
Power	+2,400 Amps, 3 phase (277/480)		
Loading	9 DI's		
Parking	169 spots		



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# 18 CINDY LANE | ARIEL MAP

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Mixed Use | 4



# 18 CINDY LANE | INTERIOR [1 OF 2]

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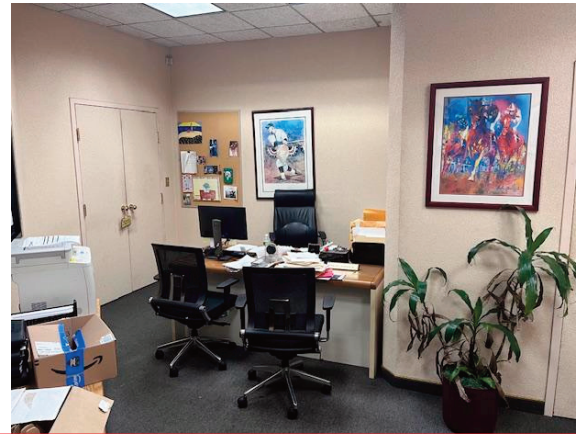
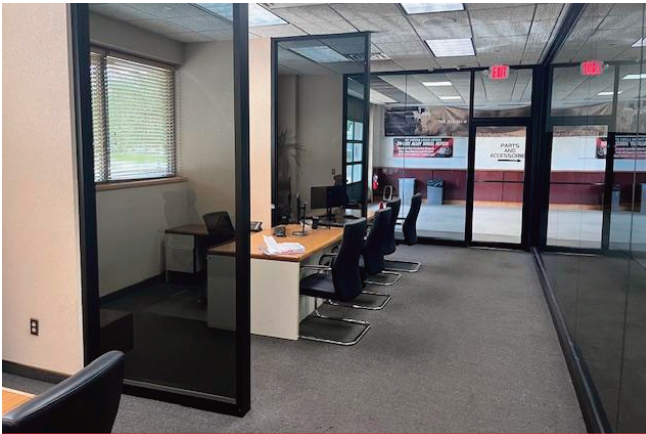
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# 18 CINDY LANE | INTERIOR [2 OF 2]

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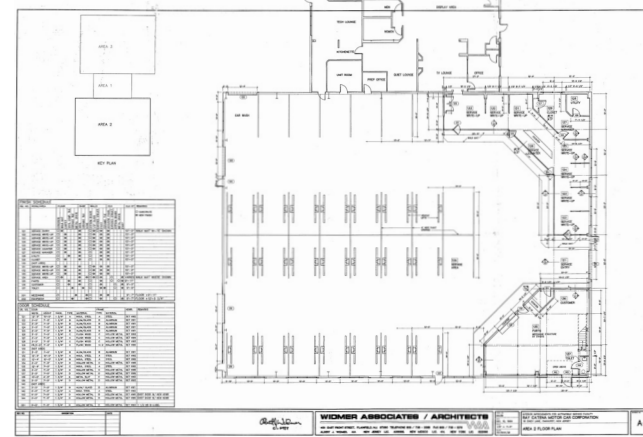
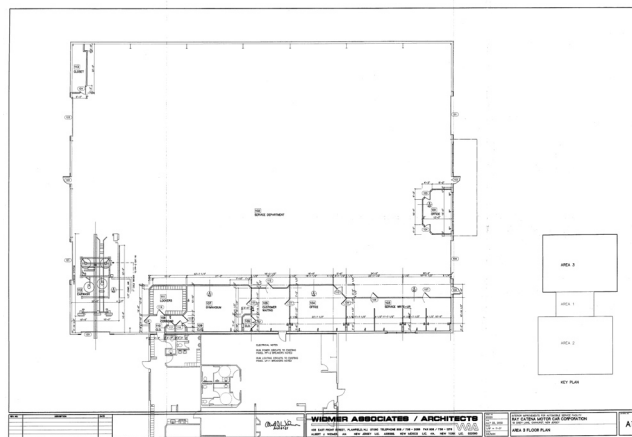
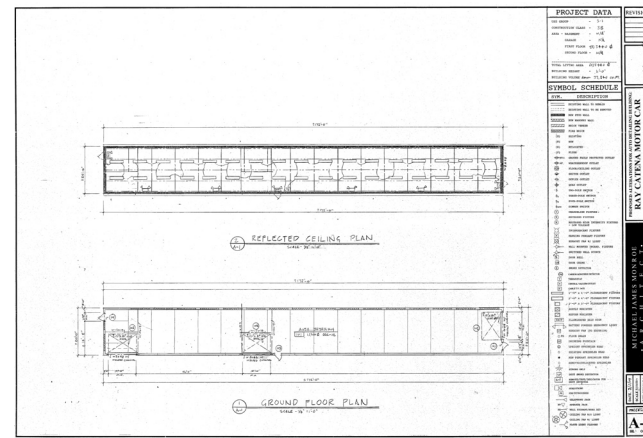
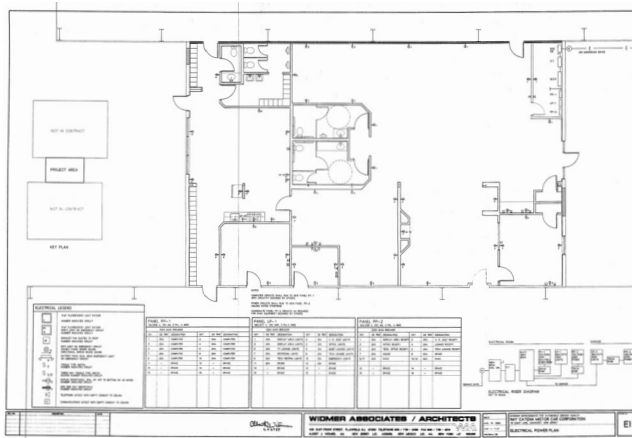
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# 18 CINDY LANE | FLOOR PLANS



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**FOR MORE DETAILS, PLEASE CONSULT YOUR**  
**BYRON REAL ESTATE CO., INC. AGENT**



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*Presented By*

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