

**FOR SALE**

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

MONMOUTH COUNTY



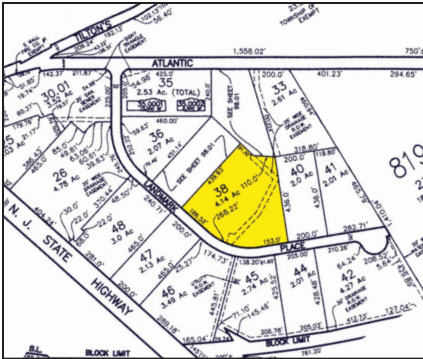
2230 Landmark Place | Wall, NJ  
(+/-78,299 RSF)

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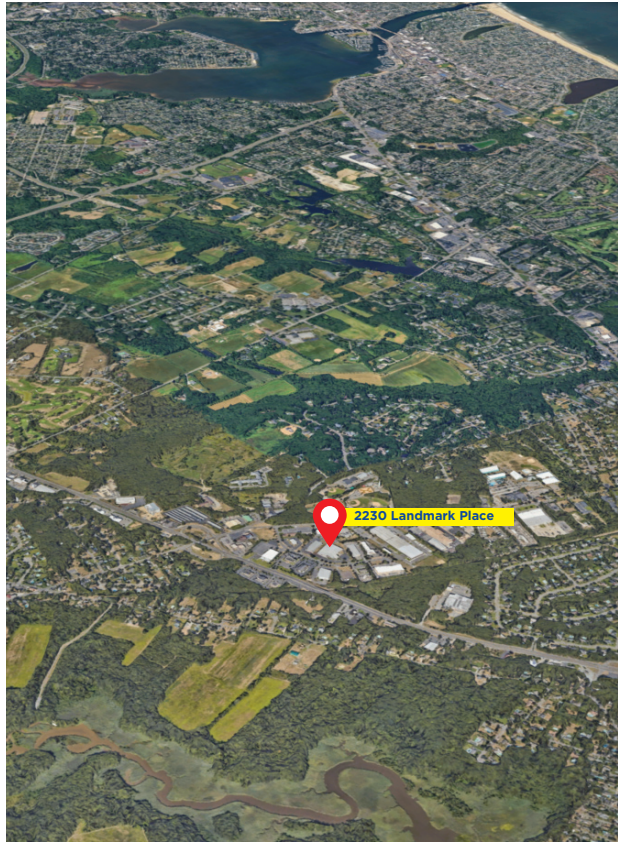
**John B. Krok** | Broker / Sales Person - Executive Vice President  
732.780.7780 | [jkrok@ByronRE.com](mailto:jkrok@ByronRE.com) | [www.ByronRE.com](http://www.ByronRE.com)

## 2230 LANDMARK | INVESTMENT HIGHLIGHTS

Tax Map



Aerial Footprint



- Portion of warehouse is air conditioned
- Rare opportunity
- Only one row of columns
- Ceiling height in warehouse is 20' - 24'
- Building is sprinklered
- Easy access to many New Jersey highways including:
  - Route 34
  - Route 33
  - Route 138
  - Route 195
  - Garden State Parkway



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## 2230 LANDMARK | DETAILS

### PROPERTY OFFERED

Property Address	2230 Landmark Place, Wall, NJ
Type of Ownership	Fee Simple
Zoning	OR-2, Office Research

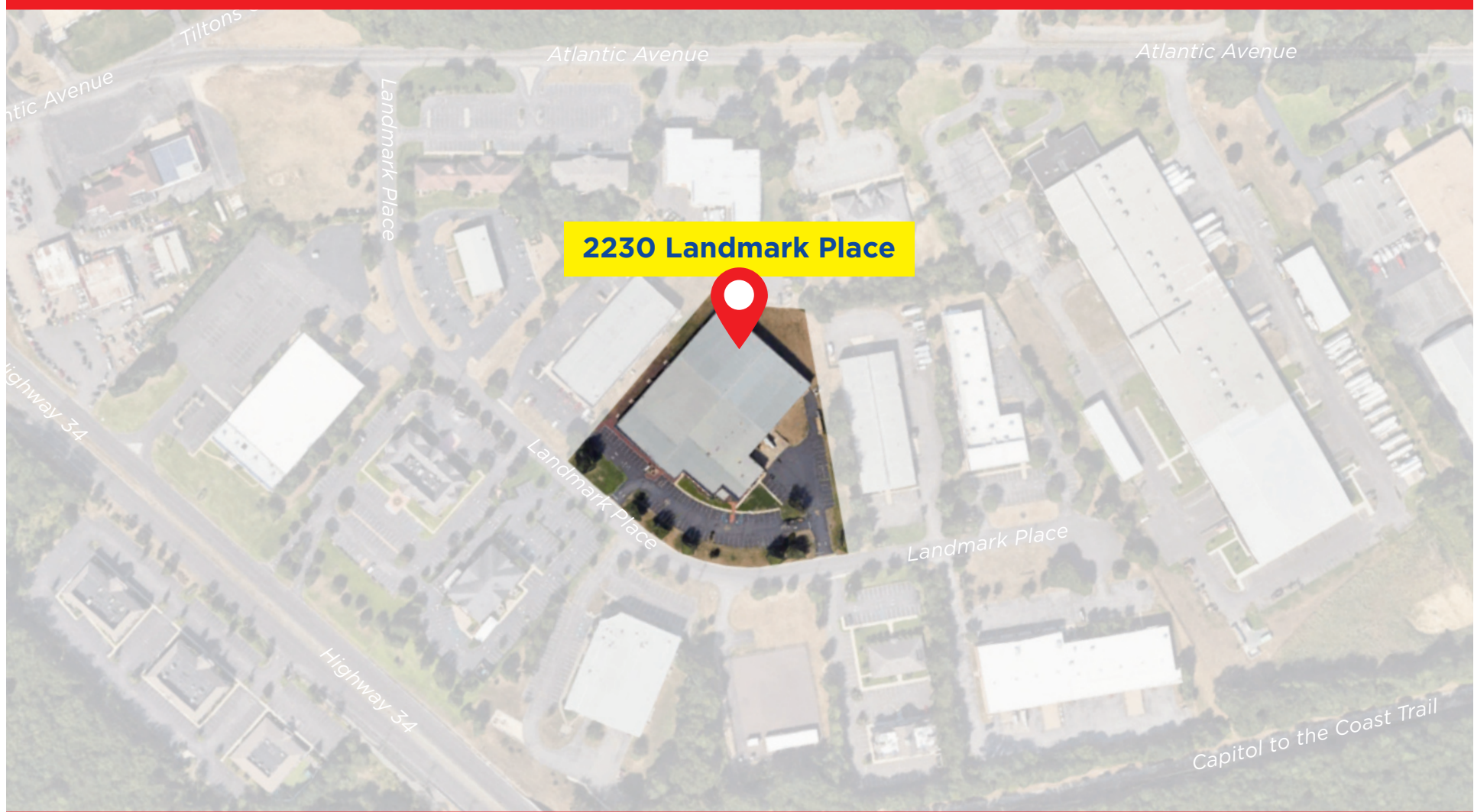
### PROPERTY FEATURES

Rentable Square Feet	+78,299 RSF	Office: +- 10,188 RSF
		Warehouse: +- 57,707 RSF
		Mezzanine: +- 10,404 RSF
Parcel Size	4.14 Acres	
Block	819	
Lot	38	
Number of Floors	1 Story (small portion is mezzanine)	
Power	+2,400 Amps, 3 phase (277/480)	
Loading	4 TB, 1 DI	
Parking	83 spots	



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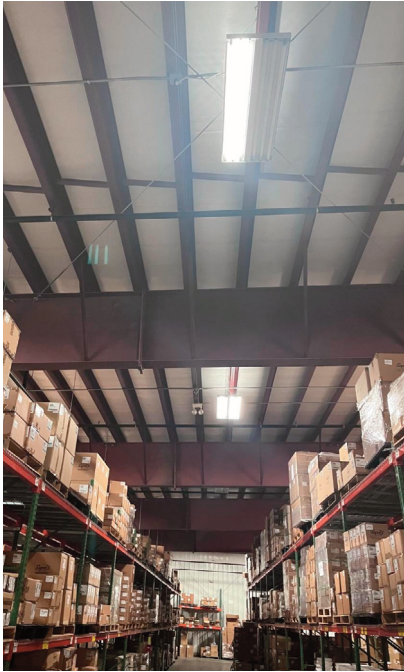
# 2230 LANDMARK | AERIAL



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# 2230 LANDMARK | INTERIOR

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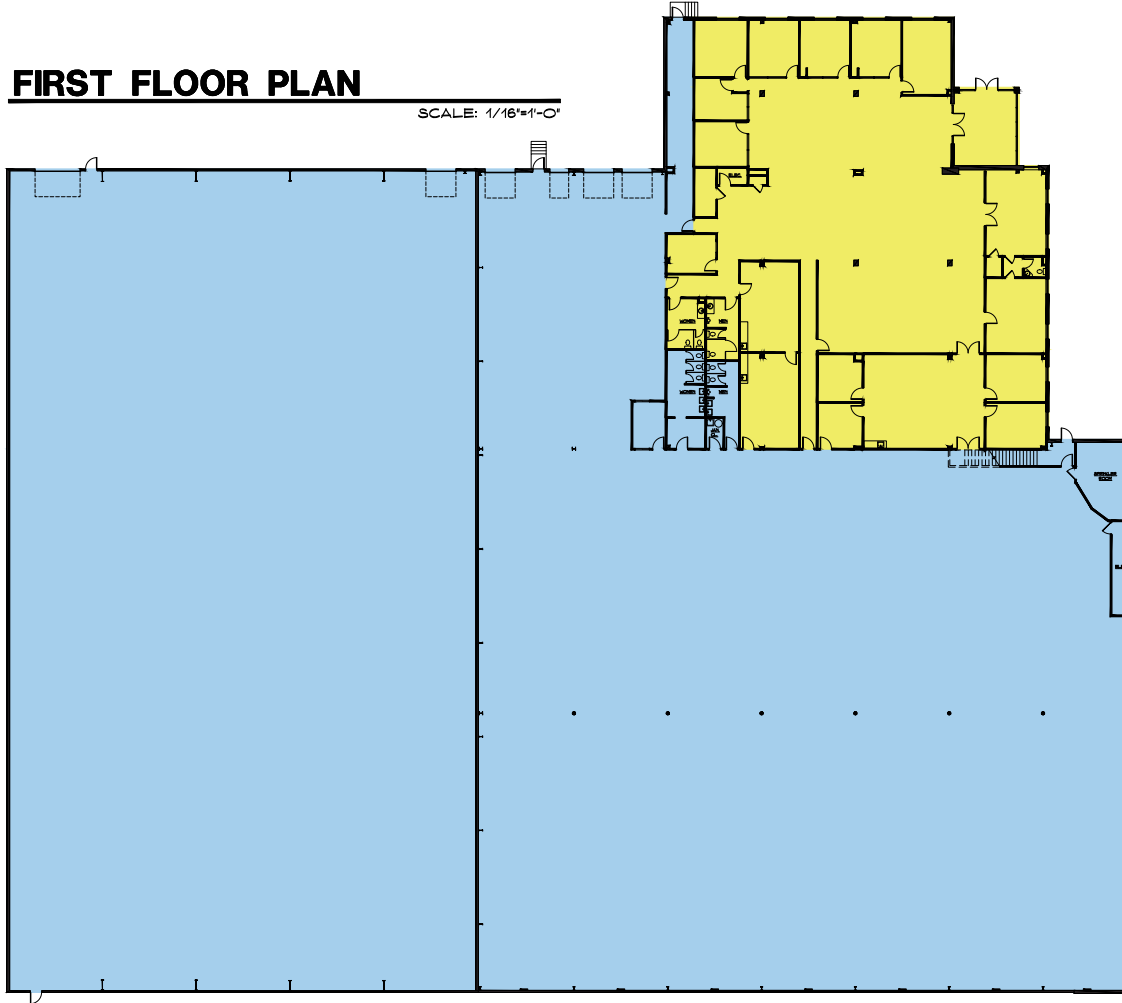
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Warehouse/Office Building | 5

# 2230 LANDMARK | FLOOR PLAN

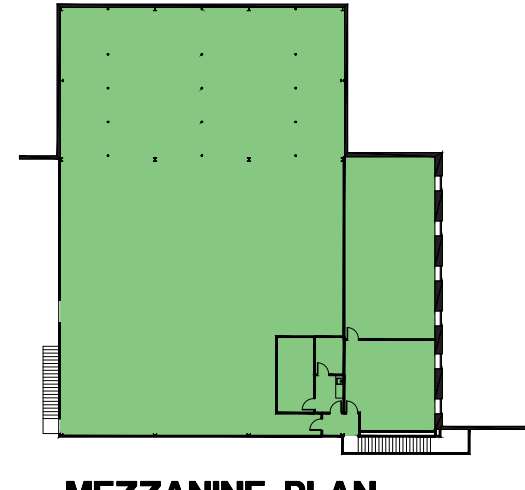
## FIRST FLOOR PLAN

SCALE: 1/16"=1'-0"



## MEZZANINE PLAN

SCALE: 1/16"=1'-0"



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**  
**FOR MORE DETAILS, PLEASE CONSULT YOUR**  
**BYRON REAL ESTATE CO., INC. AGENT**



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**Warehouse/Office Building**  
**+ -78,299 RSF**  
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**Wall, NJ**

*Presented By*

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