

PREMIER FLEX/INDUSTRIAL BUILDING & LAND FOR SALE



**18 HERBERT ROAD
UPPER FREEHOLD, NJ**

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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof.
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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 18 Herbert Road
Upper Freehold, NJ 08691

Size/SF: 21,300 SF Total

- o +/- 19,800 SF warehouse
- o +/- 1,500 SF office space

Clear Height: 24'

Sale Price: \$2,495,000

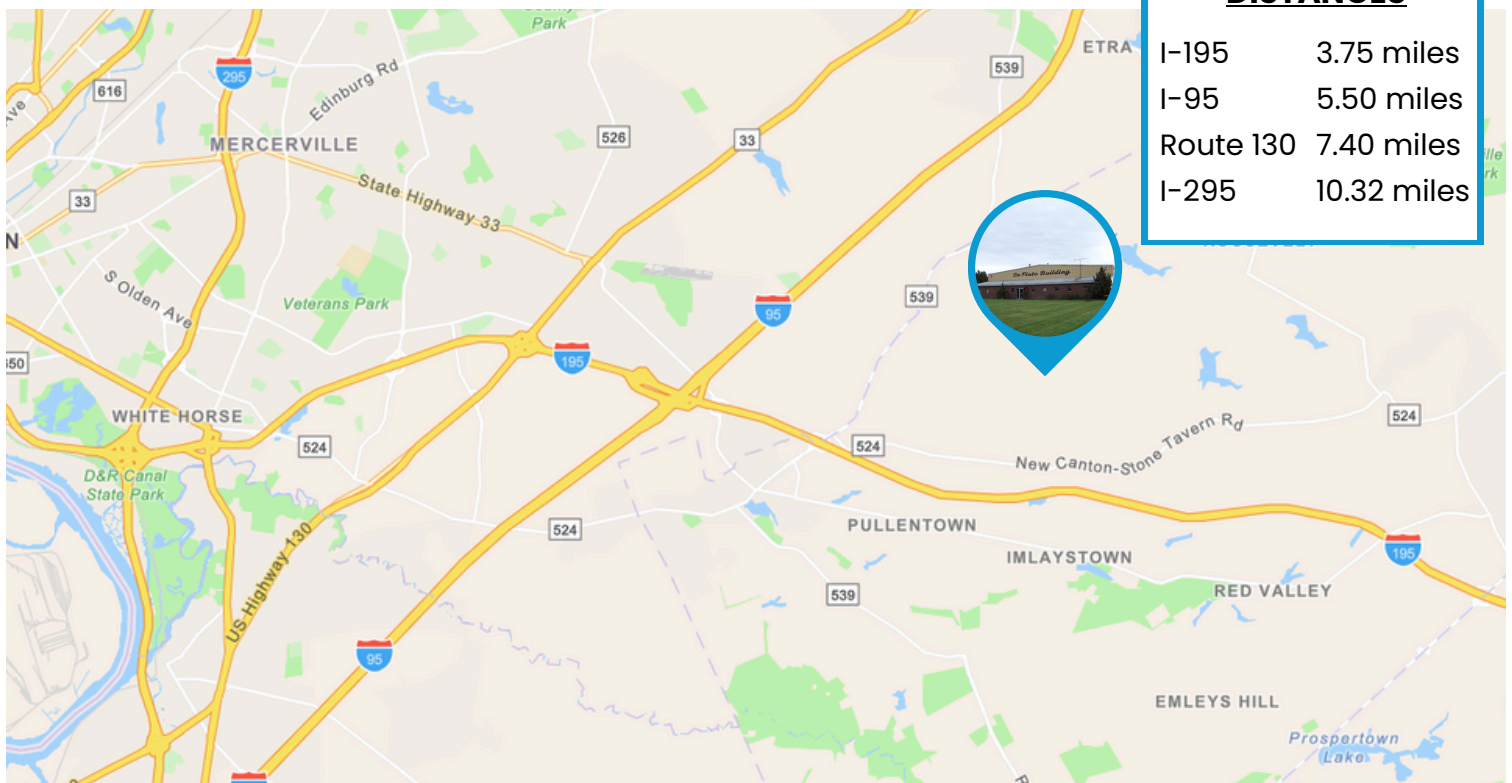
Drive-ins: Four (4) total

- (2) doors at 18' tall & 24' wide
- (2) doors at 19' tall & 18' wide

PROPERTY AREA/HIGHLIGHTS

- +/- 60,000 SF paved & stone lot
- 10.63 acre parcel
- 3-Phase/480 Volt power
- 3 restrooms (1 Full bathroom with shower)
- Well water/septic
- Oil Fired Heat Warehouse
- Air-conditioned/forced air heat in office
- Zoned: AR (Agricultural Residential)
- Yearly taxes: \$28,602
- Less than 10 minutes to I-95, I-195, and NJ Turnpike
- 60 miles from New York City and 35 miles from Philadelphia

AERIAL MAP



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ADDITIONAL PHOTOS



AERIAL OVERVIEW



SIDE VIEW



PARKING LOT

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