



FOR SALE: Fully Approved – 86,550 SF Flex Warehouse Land

2 & 4 Allyson Way | Upper Freehold, NJ 08051
(With non-appealable approvals)

O F F E R I N G M E M O R A N D U M

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Commercial Realty, LLC





TABLE OF CONTENTS:

- 3 Executive Summary
 - Key Highlights
 - Property Facts
- 4 Market Aerial
- 5 Closeup Aerial
- 6 Regional Map
- 7 Graphics
- 8 Disclaimer

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AVAILABILITIES:

86,550 SF Flex Warehouse Land for Sale

KEY HIGHLIGHTS

Property Overview: Fully Approved Flex Warehouse Development

Location: 2 & 4 Allyson Way, Upper Freehold, NJ 08061

Total Area: 86,550 square feet (77,860 SF flex space, 8,690 SF office space)

Structure: 6 buildings with final non-appealable approvals

Ceiling Height: Up to 30 feet

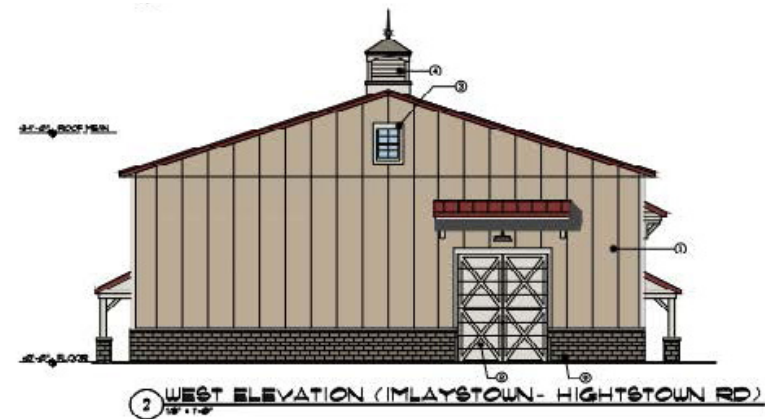
Parking: 123 proposed spaces (including 4 EV spaces and 5 handicapped spaces)

Access: Conveniently located near major highways (I-195, I-95, I-295, Rt. 33, Rt. 9, Rt. 18, Monmouth Road)

Usage: Suitable for mini-warehouses, storage, and contractor's storage facilities

ASKING PRICE:

\$3,450,000 (\$40.00 per BSF)





TSC TRACTOR SUPPLY CO

43

RTE 524

IRONS + ANCHORS
HAIR STUDIO
OVERDRIVE FITNESS
Roy's Deli & Market

RIDGECREST ANIMAL HOSPITAL

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

SUBJECT PROPERTY

EXIT 11

195

EXIT 11

195

43

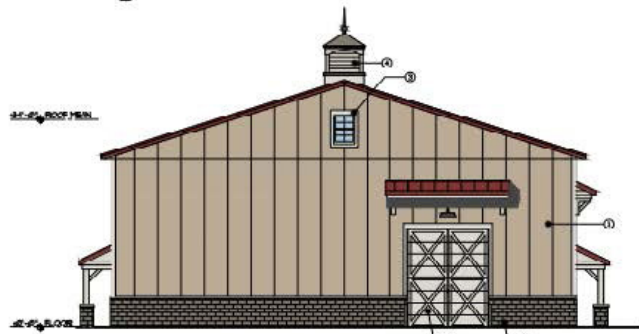
MARKET AERIAL







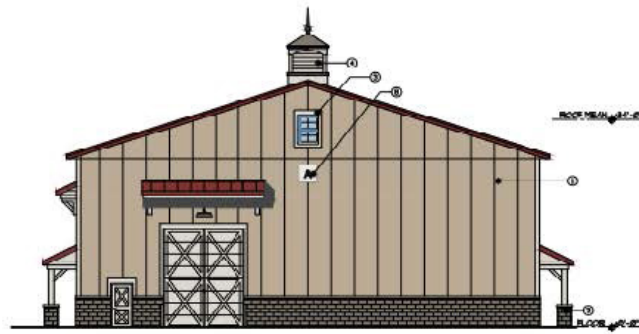
④ NORTH ELEVATION (NEW CANTON- STONE TAVERN RD)
1/17/19



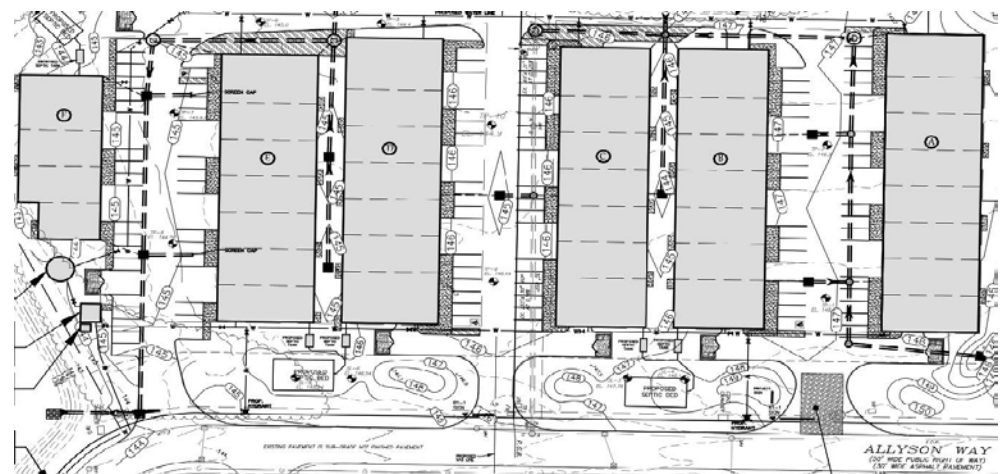
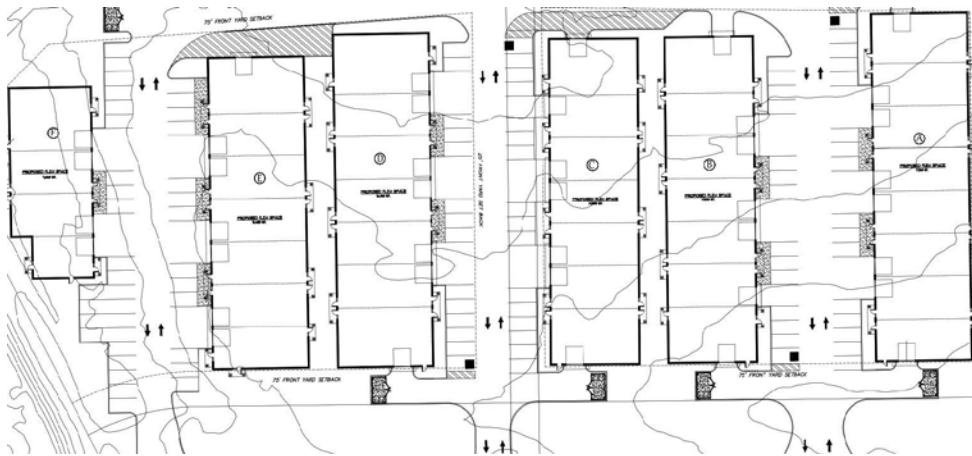
② WEST ELEVATION (IMLAYSTOWN- HIGHTSTOWN RD)
1/17/19

FINISH KEY LEGEND

- ① BRICK/RED METAL PANELS
COLOR / STYLE TBD.
- ② OVERHEAD DOOR
COLOR / STYLE TBD.
- ③ EXTERIOR CLADDING MATERIAL
COLOR / STYLE TBD.
- ④ DECORATIVE CIRCLES
STYLE / COLOR TBD.
- ⑤ EXTERIOR OVERHEAD DOOR
METAL TO MATCH ROOF.
- ⑥ HOLLOW METAL DOOR
PAINT TO MATCH EXTERIOR FINISH.
- ⑦ EXTERIOR BRICK/RED METAL PANELS
COLOR / STYLE TBD.
- ⑧ BUILDING IDENTIFICATION SIGNAGE
12" X 12" 1/2" DEEP.
- ⑨ MULTI-FACE BLOCK
COLOR / STYLE TBD.



③ EAST ELEVATION (ALLYSON WAY)
1/17/19



DISCLAIMER

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