

LEGACY

Commercial Realty, LLC

**New Construction Medical / Professional Office Building
15,997 SF Available for Lease - +/- 2K Minimum Divisible**



**35 PINE DRIVE, MILLSTONE, NJ
LEASING BROCHURE**

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PROPERTY DETAILS

ADDRESS:	35 Pine Drive Millstone, NJ 07746
TOTAL BUILDING SF	15,997 SF (Two-Story)
SPACE AVAILABLE	15,997 SF (Two-Story)
ASKING RENT	\$27.50 / SF NNN
PARKING	78 Spaces (4.87 / 1,000 SF)

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

LEASING OVERVIEW

Legacy Commercial Realty is pleased to present a fully-approved new construction two-story medical/professional office building with up to 15,997 SF of state-of-the art space available for lease. The estimated timeframe for completion and delivery will be approximately 12 months from breaking ground (2024). The property is well positioned in the heart of Millstone, directly across the street from the new Super Wawa.

Direct access to Route 537 (Monmouth Road), which has an average daily traffic count of over 18,876 vehicles per day. Immediate access to I-95. Located directly across Route 537 from Adventure Crossing, 1 mile from Jackson Premium Outlets, and 2 miles from Six Flags Great Adventure.

Zoning: HC-1, Highway Commercial – Ideal for Medical, Professional Office, Daycare, and many other permitted uses. Please inquire further.

LEASING OVERVIEW

- **15,997 SF of total space available for lease on 2 floors.**
- **Each floor is +/- 7,998 SF with a minimum divisible space of approximately 2,000 SF.**
- **Asking Rent: \$27.50 PSF NNN.**
- **Landlord will offer competitive TIA based on a 10-Year initial lease term from qualified Tenants.**
- **78 Total Parking Spaces.**
- **Property is on Well & Septic.**

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RENDERINGS - AERIAL:



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RENDERINGS:

artistic conception

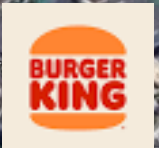


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AERIAL OVERVIEW:

Subject Property



Route 537 Traffic Count:
+/- 18,837 VPD

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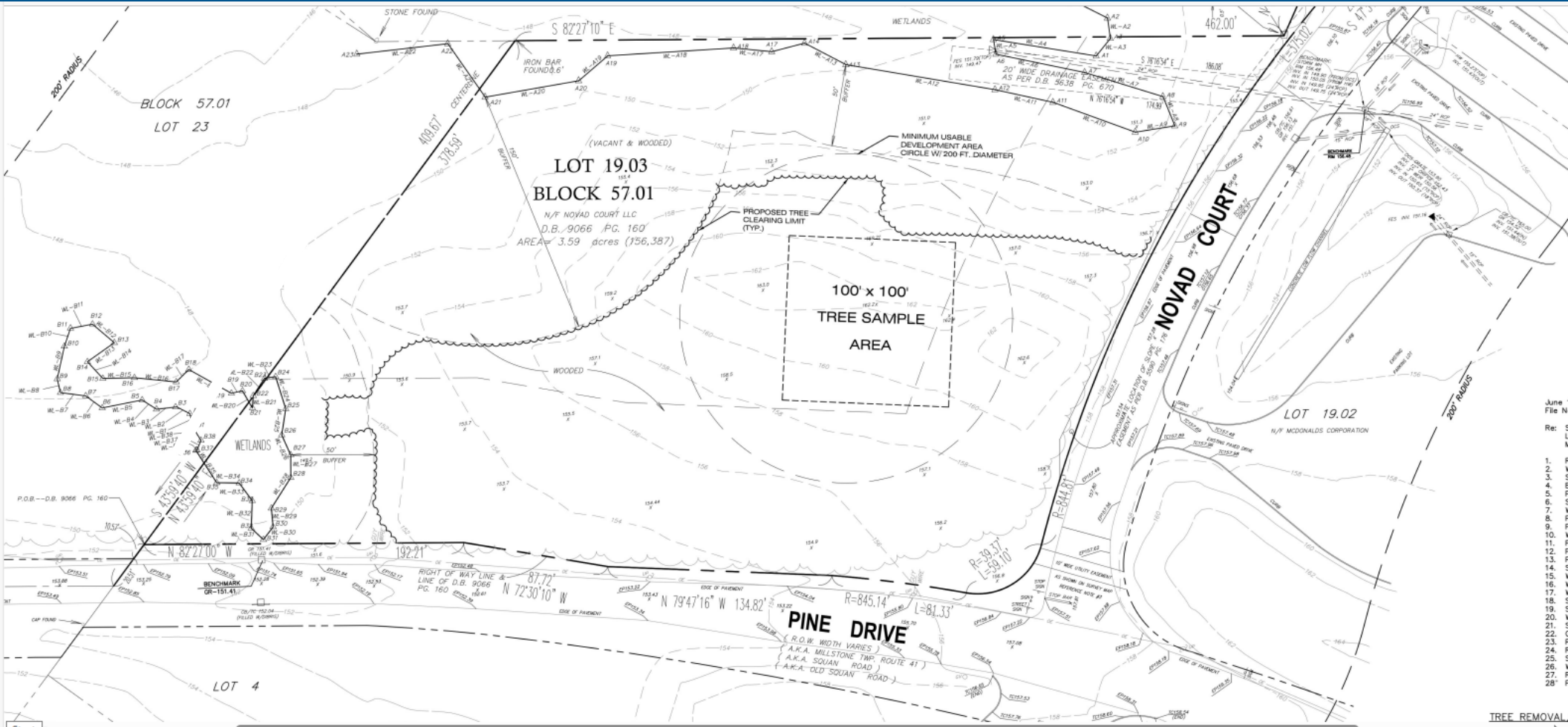
ROAD NETWORK / LOCATIONAL OVERVIEW:



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TREE REMOVAL

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CONFIDENTIALITY DISCLAIMER

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whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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