



OPPORTUNITY AWAITS: WAREHOUSE FOR SALE

GOLDSTONE
REALTY
BUILDING THE FUTURE

LOCATION

15 Oscar Dr. Roosevelt, NJ 08555

County of Monmouth

PROPERTY DETAILS

Square Footage	24,000+
Office Sq. Ft.	2,000+
Property Acreage	2.21 Acres
Zoning	I-80 - Light Industrial
Parking	Large, Fenced in Lot
Loading	One (1) Loading Dock One (1) Drive-In Bay
Tenancy	Not Occupied
Ceiling Height	18ft

FINANCIAL ASPECTS

Annual Taxes	\$25,134 (2023 - Tax Rec)
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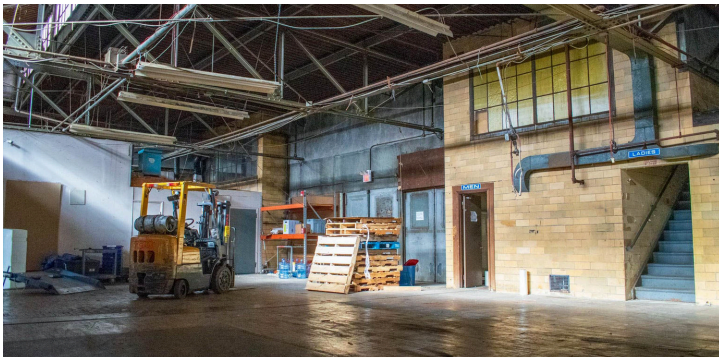
PROPERTY HIGHLIGHTS

Perfect opportunity for owner-users seeking a functional & well maintained space. Complete with 18 foot ceilings, loading docks, fenced lot, spacious yard, & an excellent location. Added bonus of easy highway access - NJ Turnpike, I-195, Route 33, and Route 9.

15 OSCAR DR.

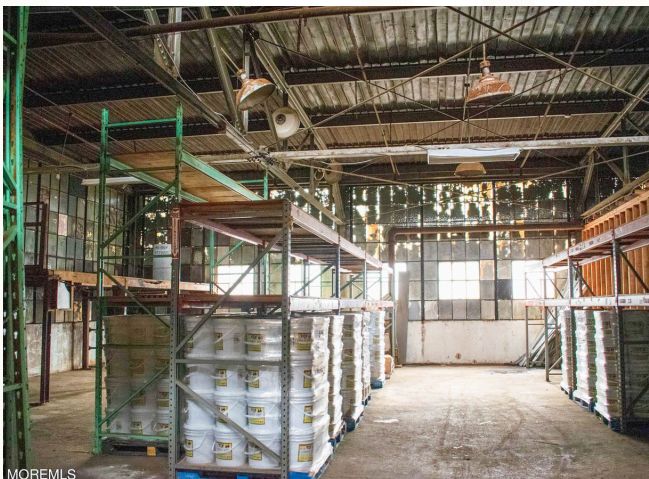
ROOSEVELT, NJ 08555

This prime **industrial warehouse** presents a fantastic opportunity for **owner-users** seeking a **functional and well-maintained space**.



Boasting 24,000+ square feet area, this property offers a perfect blend of functionality and value. Built in 1933, the warehouse features a ceiling height of 18 feet, ideal for storage, distribution, or light manufacturing.

One drive in dock & one loading dock ensure convenient loading and unloading, while the fenced lot, front loading access, and yard space provide additional storage or vehicle parking. This B-class property is equipped with air conditioning, further enhancing its appeal.



The property boasts excellent accessibility with easy access to major transportation routes like the New Jersey Turnpike (Exit 8A), I-195, Route 33, and Route 9. This prime location allows for efficient movement of goods and minimizes commute times. Don't miss this chance to own your future in a well-established location with exceptional accessibility.



Zev Wertzberger

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