



## 7 UNION HILL ROAD, MONROE

### PROPERTY SUMMARY

Now under construction and slated for delivery starting December 2026, this brand-new mini-warehouse development offers 28,000 square feet of flexible space across two buildings. Units start at 3,500 square feet and can be customized to fit the needs of a variety of trades and businesses.

Each unit includes:

- Two bathrooms
- 348 sq. ft. of office space with a window, private entrance, and separate utility meters
- Three-phase 120/220 V, 200-amp electrical service
- 20-foot clear height
- 10' x 14' drive-in door

The property provides 65 on-site parking spaces and is ideal for electrical, HVAC, and plumbing contractors, as well as cabinet makers, woodworkers, printers, and machine shops. Units can be tailored to suit tenant requirements.

Located in Central New Jersey, just 10 minutes from Exit 8A of the NJ Turnpike, the site offers excellent connectivity—minutes to Manalapan and the Jersey Shore to the east, and Edison and New Brunswick to the north.

Showings by appointment only. Please note: The property is under construction, and access is currently restricted.



**SCAN TO VIEW  
PROPERTY SITE**

### MARKETED BY

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