

8998 Route 18 | Old Bridge, NJ 08857

EXCLUSIVE FOR SALE



PROPERTY DESCRIPTION

The property is a two-story, office/light industrial building totaling 34,400 SF.

PROPERTY HIGHLIGHTS

- **Perfect for user/investor**
- Located directly across from Walmart
- Zoning EDO-3 replaced OG1
- General office space consisting of 16,000 SF floor plates
- Two (2) bay drive-up doors
- Landlord is responsible for all utilities - Large rooms have gas heat (east side) and small rooms (west side) have PTAC which are electric. Each suite has their own HVAC system.
- Tenants are only responsible for internet.
- 70± parking spaces
- Well and septic
- AADT: 41,730 vehicles per day

OFFERING SUMMARY

Sale Price:	\$2,600,000
Block:	16000
Lots:	14.11, 9.11 & 9.12
Lot Size:	38± Acres
Building Size:	34,400 SF
Year Built:	1970s

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,312	17,535	55,888
Total Population	5,848	47,607	154,133
Average HH Income	\$132,958	\$159,068	\$173,685



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