



## 92 State Hwy 33

92 State Hwy 33, Manalapan, NJ 07726

**BERKSHIRE  
HATHAWAY** | **FOX & ROACH,  
HOMESERVICES REALTORS®**



**Randy Beth Breitman**

Berkshire Hathaway HomeService Fox & Roach  
357 Route 9 South, Manalapan, NJ 07726  
[randybethgirl@me.com](mailto:randybethgirl@me.com)  
(732) 996-9391



## 92 State Hwy 33

\$1,950,000

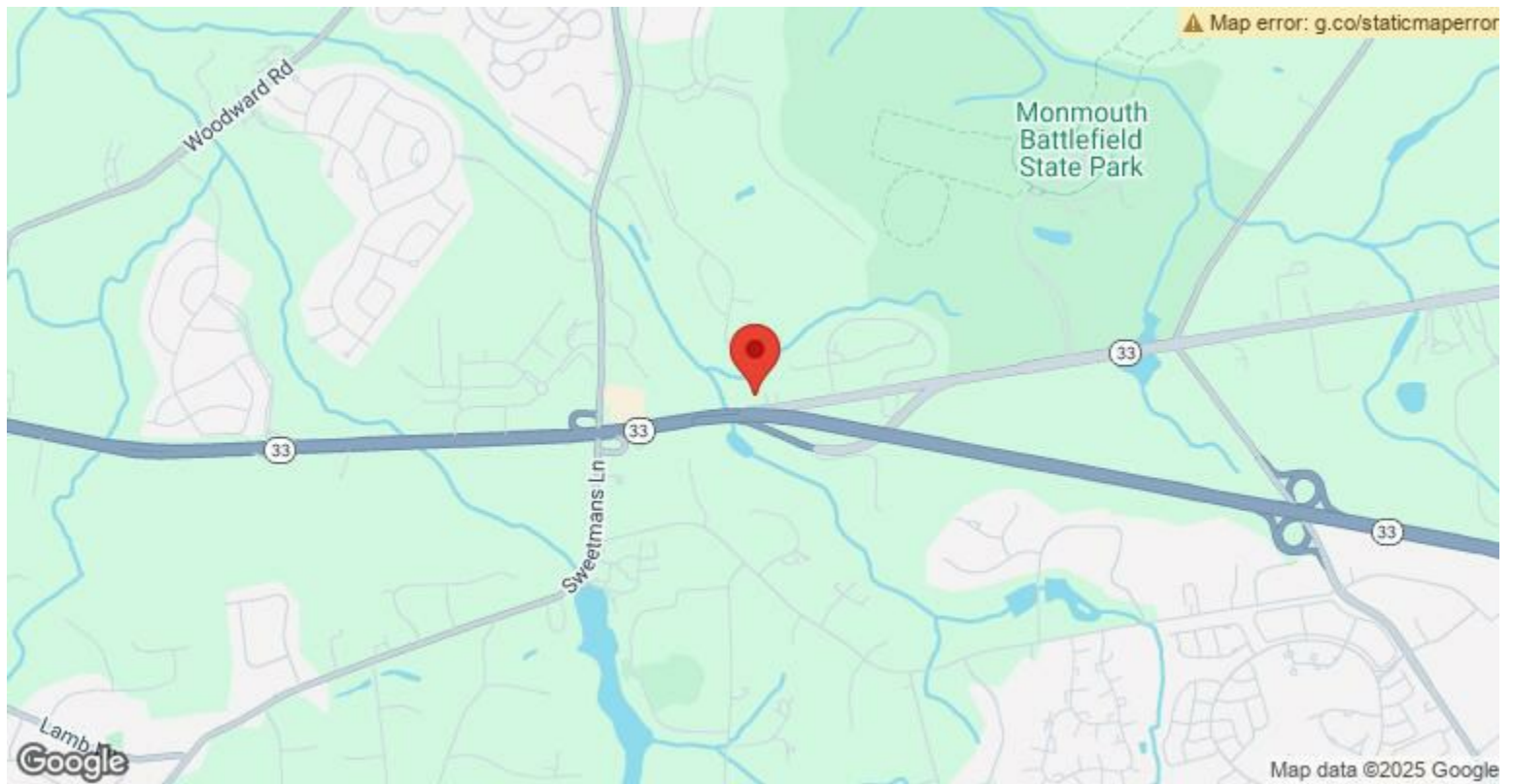
Price Reduction -New Site Plan and approvals for self-storage facility. Property is conveniently located on busy highway Route 33. 4000 SF heated building with 2 overhead doors, drive thru capability, 10% new office space, buildable 5.31 acres. Zoning: SED-5/flex space. 2 curb cuts, gas electric septic well, water at highway. Buyer will inherit sellers due diligence, new phase 1, survey, Amazing investment!! Near GSPkwy Tpke, Route 9.

Contact Randy for showings at (732) 996-9391....

- 4000 sq ft warehouse, approvals for self storage
- 10% office build out.
- 2 overhead doors with drive through capability.
- 5.31AC of land available
- State approval for 78,000 square feet of self-storage



Price:	\$1,950,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Lot Size:	231,304 SF
Gross Building Area:	4,000 SF
Rentable Building Area:	4,000 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1965
Tenancy:	Single
Parking Ratio:	0.5/1,000 SF
No. Drive In / Grade-Level Doors:	2
Zoning Description:	SED-5/flex



**92 State Hwy 33, Manalapan, NJ 07726**



## Property Photos





## Property Photos





## Property Photos





## A photograph of a hallway. On the left wall, there is a black sign with white icons for men, women, and a wheelchair, with the word 'RESTROOMS' written below. The hallway leads to a bright area at the end, where a white door is slightly ajar. A dark wooden door is open in the foreground on the right. The floor is covered in dark carpeting. The ceiling has a light fixture and a fan. The image is labeled 'IMG\_9199 (1)' in the bottom right corner.

[illegible]