

179 Newman Springs Road
Shrewsbury, New Jersey

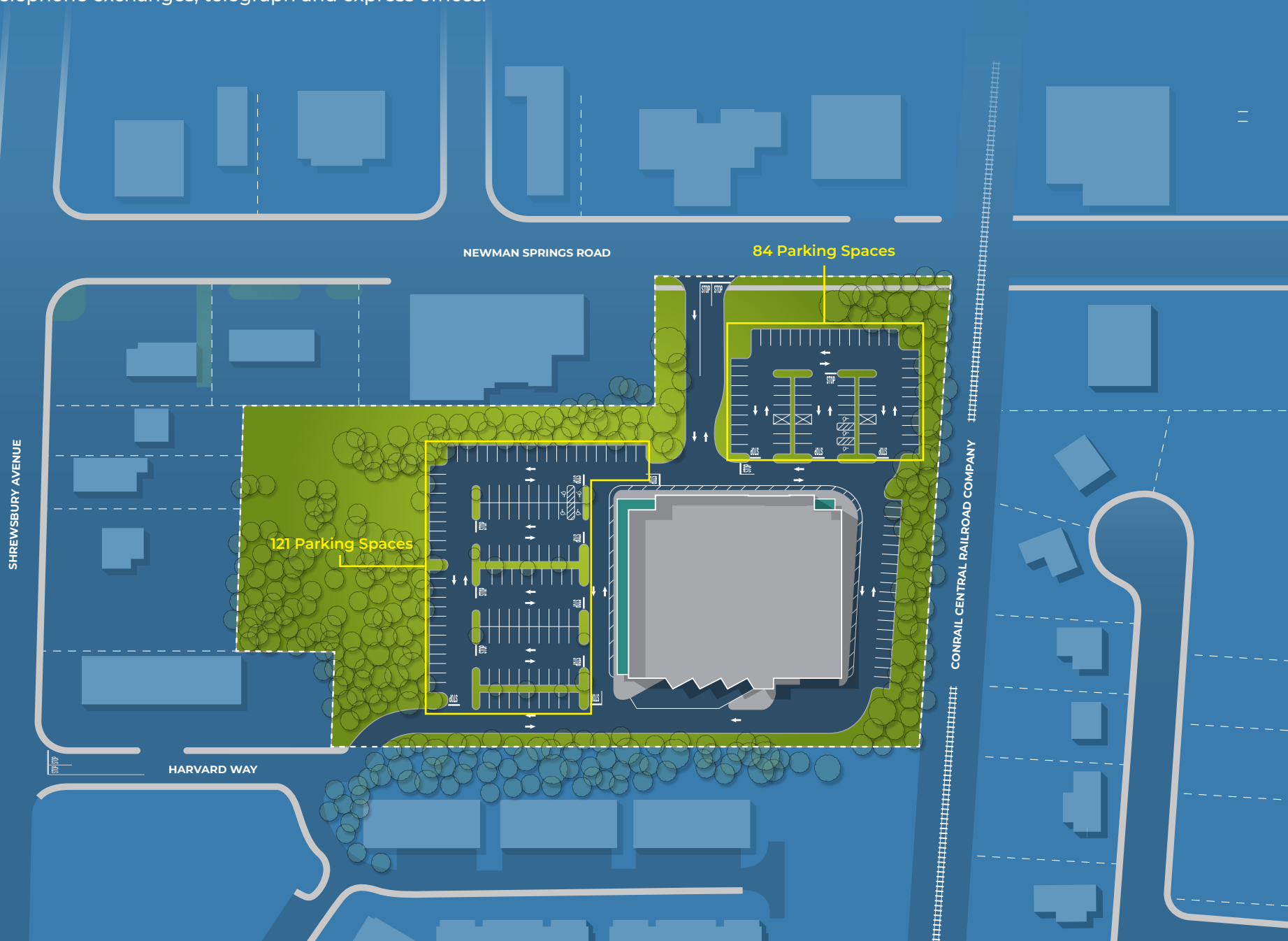
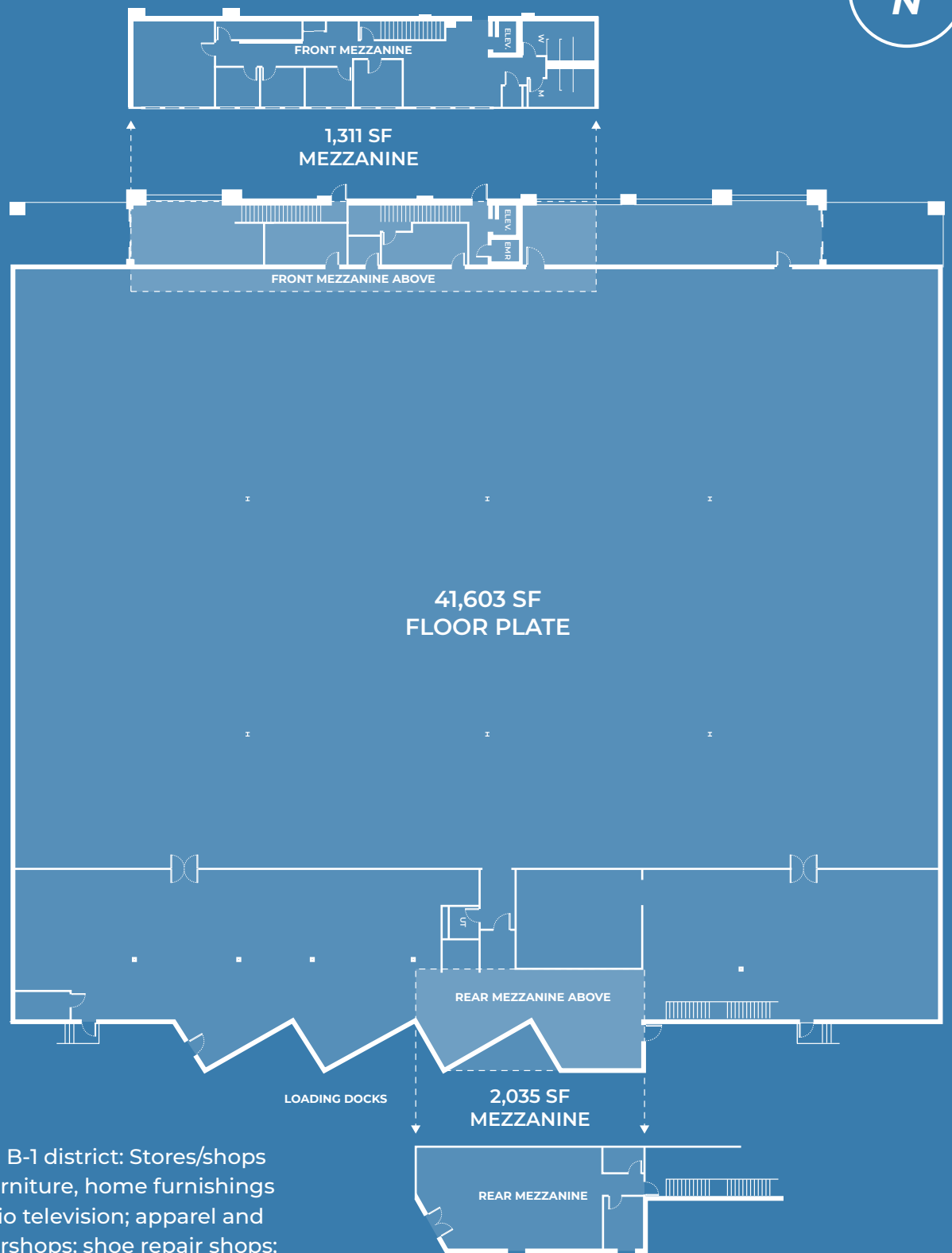
44,949 SF

Floor Plate: 41,603 SF
Office Mezzanine: 1,311 SF
Mech. Mezzanine: 2,035 SF

- Block 2
- Lot 21
- 6.5 Acres
- Year Built: 1998-99
- Bay Size: 27'x52'
- Parking: 205 car existing
- "Clear Height" 20' low point of steel
- Loading Docks: 3 7'8"x 8'8" with levelers rated at 30,000 Lb. mechanical type
- Dock Heights: 4'
- Roof: EPDM 1999
- Electric: 2000 Amps 120/208 V 3PH 4W
- Slab: 4" with vapor barrier
- Sprinklers: Wet NFIPA 13 (1994) – Sprinklers; NFIPA 10 (1990)
- Domestic Water & Sewer

Zoned B2 Retail/Commercial

Permitted uses for site/zone (B-2): All permitted in B-1 district: Stores/shops for retail trade or service: general merchandise; furniture, home furnishings and equipment stores; household appliances; radio television; apparel and accessory stores; drugstores; jewelry stores; barbershops; shoe repair shops; bakeries; florist shops; beauty shops; tailor shops; and similar service uses. Banks, fiduciary institutions and indoor theaters; business and professional offices; telephone exchanges, telegraph and express offices.



Available

179 Newman Springs Road
Shrewsbury, New Jersey

44,949 SF

Retail / Commercial

Minutes From
Downtown
Red Bank



NEWMAN SPRINGS ROAD

SHIREWSBURY AVENUE

BROAD STREET

179 NEWMAN SPRINGS RD

THE GROVE WEST

THE GROVE

4 Miles

35

2018 ESTIMATED DEMOGRAPHICS

	3 mile	5 mile	10 mile
Population:	57,925	120,170	374,464
Households:	23,238	46,973	149,050
Avg. Household Income:	\$158,540	\$159,265	\$135,360
Med. Household Income:	\$116,469	\$113,736	\$100,181



245 Green Village Road
PO Box 39
Chatham, NJ 07928-0039

Phone: 973-257-0700

Fax: 973-257-0090

www.sudlerco.com

The information and images contained herein are provided subject to error, omission and change without notice. No representation or warranty is expressed or implied. The images contained herein are of an artistic nature and subject to interpretation.



(973) 257-0700

leasing@sudlerco.com

Available



44,949 SF

179 Newman Springs, Shrewsbury, NJ

Zoned B2 Retail / Commercial