

FOR SALE or LEASE!



- **12,000 SF building**
- **7 units: 1534 SF, 1700 SF, 1770 SF**
- **Units can be combined**
- **56 parking spaces**
- **Adjacent to Kiddie Academy and near Tractor Supply**

Proposed Uses: Retail, Professional Office, Medical or Dental Office, Urgent Care, Plasma or Dialysis, Veterinary, Pet day care, Adult day care, Fast Food, Casual Restaurant, Fitness, Yoga, Hair or Nail Salon, Learning Center

***Please Contact
Exclusive Brokers:***

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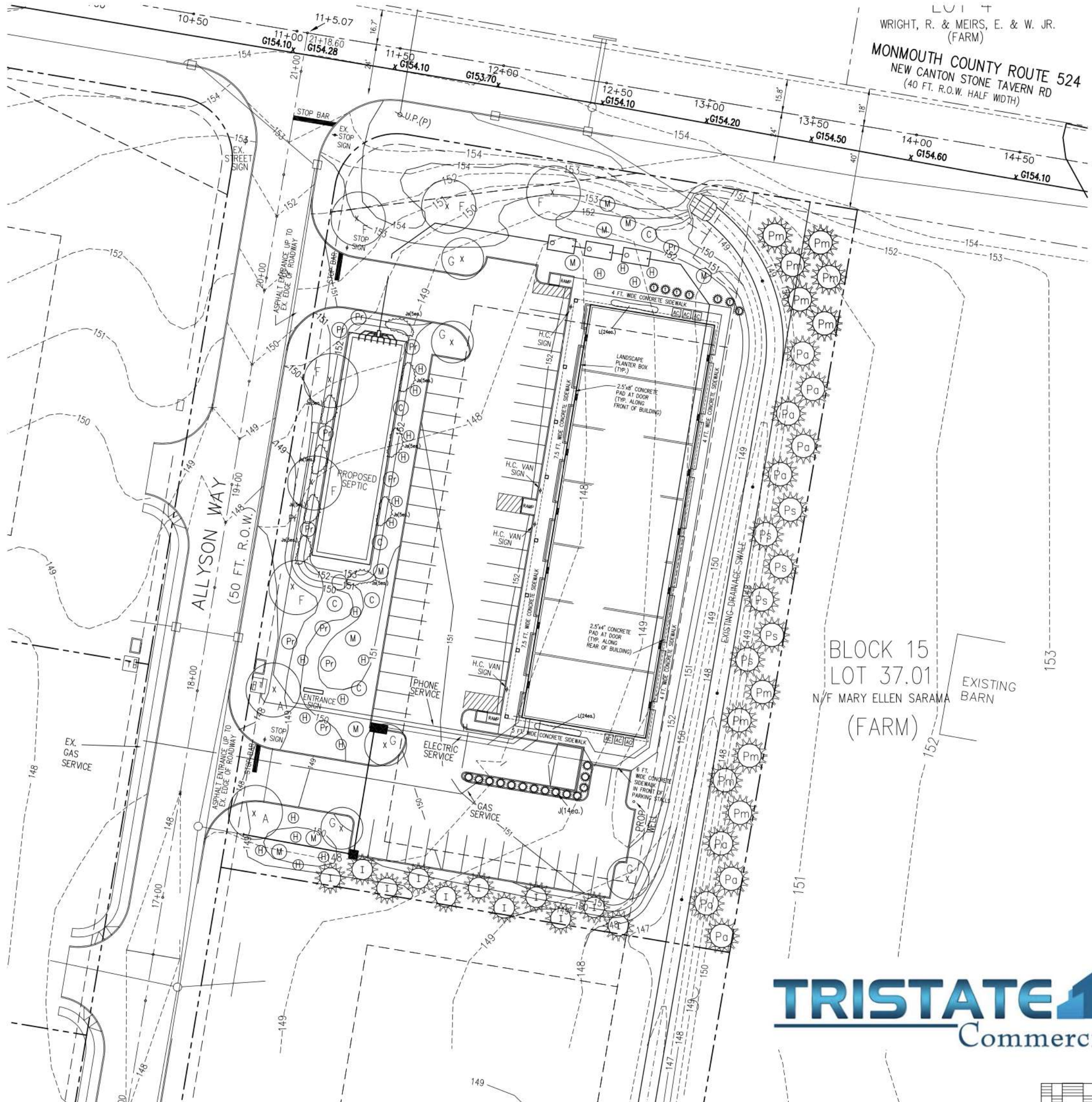






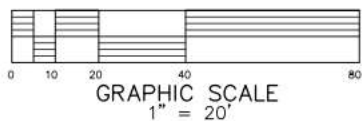
LOT 4
WRIGHT, R. & MEIRS, E. & W. JR.
(FARM)

MONMOUTH COUNTY ROUTE 524
NEW CANTON STONE TAVERN RD
(40 FT. R.O.W. HALF WIDTH)



BLOCK 15
LOT 37.01
N/F MARY ELLEN SARAMA
(FARM)
EXISTING BARN

TRISTATE
Commercial, Inc.



GA FILE NO. WP 8105 **GENERIC** **1 HOUR FIRE**

GYPSON WALLBOARD, GYPSON SHEATHING, WOOD STUDS

EXTERIOR SIDE: One layer 48" wide 1/2" type X gypson sheathing applied parallel to 2 x 4 wood studs 24" o.c. with 1 1/4" galvanized roofing nails 4" o.c. at vertical joints and 7" o.c. at intermediate studs and top and bottom plates. Joints of gypson sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs.

INTERIOR SIDE: One layer 1/2" type X gypson wallboard, water-resistant gypson backing board, or gypson veneer base applied parallel or at right angles to studs with 6d coated nails, 1 1/4" long, 0.0915" shank, 1/2" heads, 7" o.c. (LOAD-BEARING)

Thickness: 5/8" (Type X)
Approx. Weight: 7 pcf
Fire Test: See WP 3510 (UL R3501-47, -48, 9-17-05, UL Design U309, UL R1319-129, 7-22-70, UL Design U314)

GA FILE NO. WP 3510 **GENERIC** **1 HOUR FIRE** **35 to 39 STC SOUND**

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GYPSON WALLBOARD, WOOD STUDS

One layer 1/2" type X gypson wallboard or gypson veneer base applied parallel or at right angles to each side of 2 x 4 wood studs 24" o.c. with 6d coated nails, 1 1/4" long, 0.0915" shank, 1/2" heads, 7" o.c.

Joints staggered 24" on opposite sides. (LOAD-BEARING)

Thickness: 4 1/4"
Approx. Weight: 7 pcf
Fire Test: UL R3501-47, -48, 9-17-05, UL Design U309, UL R1319-129, 7-22-70, UL Design U314
Sound Test: NGC 2404, 10-14-70

GA FILE NO. FC 5408 **GENERIC** **1 HOUR FIRE** **35 to 39 STC SOUND**

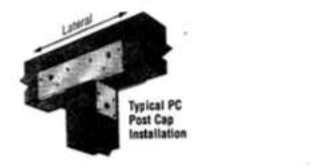
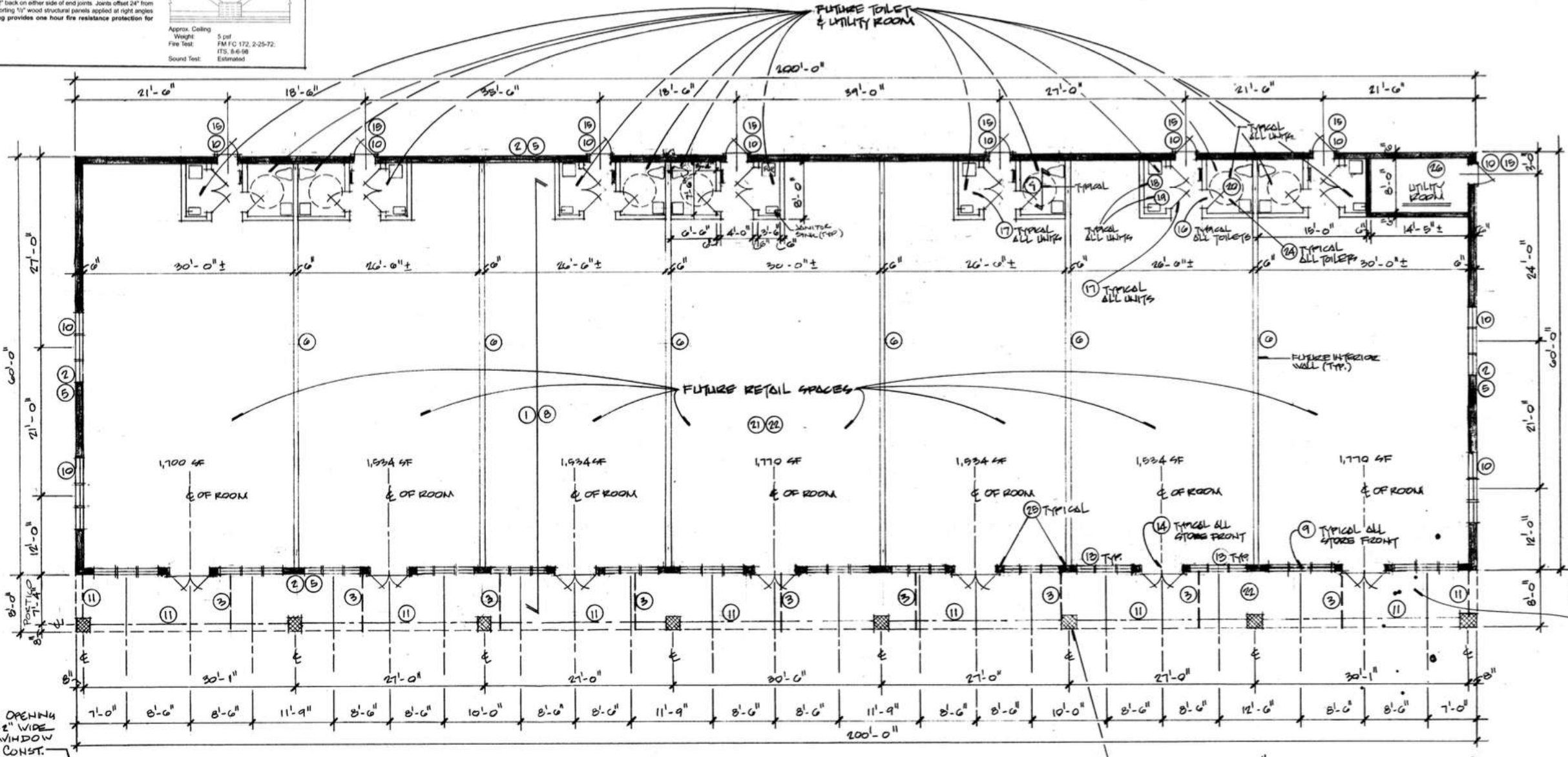
WOOD TRUSSES, GYPSON WALLBOARD

Base layer 1/2" type X gypson wallboard applied at right angles to parallel chord wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 1/2" type X gypson wallboard or gypson veneer base applied at right angles to trusses with 1 1/4" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Trusses supporting 1/2" wood structural panels applied at right angles to trusses with 6d nails. Ceiling provides one hour fire resistance protection for trusses.

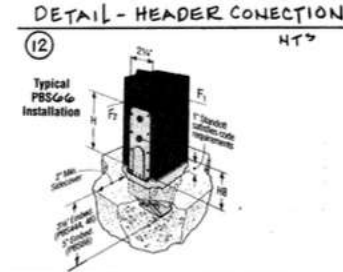
Approx. Ceiling Weight: 5 pcf
Fire Test: FM FC 172, 2-25-72, ITS, 8-6-98
Sound Test: Estimated

- CONSTRUCTION NOTES:**
- PRE-ENGINEERED ROOF TRUSSES, SUBMIT SHOP DRAWINGS TO TOWNSHIP FOR APPROVAL.
 - 2" x 6" @ 16" O.C. FRAME WALL WITH CATS AT THIRD POINTS.
 - INSTALL DRAFT STOPPING @ 28" O.C. IN ROOF OF PORTICO.
 - ALL WALLS TO BE INSTALLED THROUGHOUT WITH 58" TYPE "X" FIRE CODE GYPSON WALL BOARD.
 - ONE HOUR RATED EXTERIOR WALL. SEE DETAIL THIS SHEET.
 - ONE HOUR RATED INTERIOR WALL UP TO ROOF SHEATHING. SEE DETAIL THIS SHEET.
 - INSTALL 2" x 6" @ 16" O.C. CEILING BEAMS COVERED WITH 1/2" FIRE RETARDANT PLYWOOD SUB FLOOR.
 - INSTALL ONE HOUR RATED CEILING AT UNDERSIDE OF ROOF TRUSS.
 - 5/8" x 11" PARALLAM HEADER CONTINUOUS OVER ENTIRE STORE FRONT.
 - 5/8" x 11" PARALLAM HEADER.
 - 5/8" x 14" PARALLAM HEADER.
 - INSTALL OVER TOP OF BLOCK PIER 6" x 6" TREATED WOOD POST WITH POST BASE ANCHOR & POST CONNECTION TO HEADER.
 - INSTALL ALUMINUM FLUSH GLAZED STORE FRONT SYSTEM AS PER OWNER/CONTRACTOR AGREEMENT. SUBMIT SHOP DRAWINGS FOR APPROVAL.

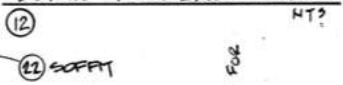
- ALUMINUM STORE FRONT, NARROW STYLE DOOR. SUBMIT SHOP DRAWINGS FOR APPROVAL WITH PANIC HARDWARE.
- 3'-0" x 7'-0" EXTERIOR HOLLOW METAL DOOR & FRAME WITH PANIC HARDWARE, ONE HOUR RATED.
- 3'-0" x 6'-8" WOOD PRE-HUNG DOOR AND FRAME WITH 1" UNDER CUT.
- PAIR 3'-0" x 6'-8" PRE-HUNG, FULL LOUVER WOOD DOOR.
- INSTALL HIGH EFFICIENCY FURNACE WITH COMBUSTION AIR DUCT TO EXTERIOR. SUBMIT CUT SHEET FOR APPROVAL.
- INSTALL MOP SINK.
- INSTALL A.D.A. TOILET AS PER CODE.
- NOTE: ALL INTERIOR WALLS, TOILETS, UTILITY ROOMS, ETC. NOT TO BE INSTALLED. ALL FIT-OUTS TO BE UNDER SEPARATE PERMIT.
- VINYL VENTED SOFFIT.
- DRAFT STOPPING TO BE INSTALLED WHEN FIT-OUTS ARE PERMITTED.
- INSTALL HIGH RECOVERY ELECTRICAL WATER HEATER AT SINK.
- INSTALL AT ALL END BEARING OF HEADER 6" x 6" POST.
- VERIFY UTILITY ROOM SIZE FOR ALL EQUIPMENT PRIOR TO CONSTRUCTION.
- INSTALL R-19 BATT INSULATION WALL EXTERIOR WALLS.
- ATTIC TO BE R-30 BATT INSULATION @ BOTTOM CORD OF ROOF TRUSS.



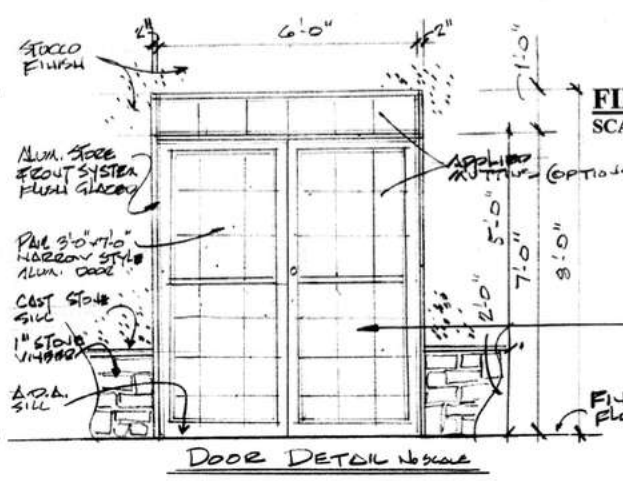
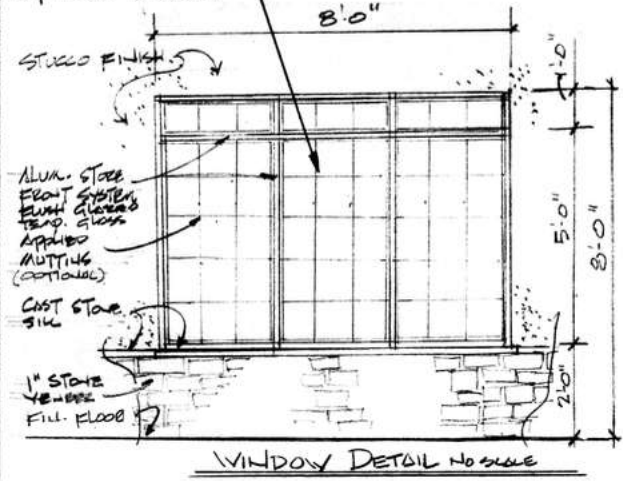
Model No.	Material	Dimensions	Fasteners Each Side
PC44-16	4x4	16x16	4-16d
PC44-18	4x4	18x18	4-18d
PC44-20	4x4	20x20	4-20d
PC44-22	4x4	22x22	4-22d
PC44-24	4x4	24x24	4-24d
PC44-26	4x4	26x26	4-26d
PC44-28	4x4	28x28	4-28d
PC44-30	4x4	30x30	4-30d
PC44-32	4x4	32x32	4-32d
PC44-34	4x4	34x34	4-34d
PC44-36	4x4	36x36	4-36d
PC44-38	4x4	38x38	4-38d
PC44-40	4x4	40x40	4-40d
PC44-42	4x4	42x42	4-42d
PC44-44	4x4	44x44	4-44d
PC44-46	4x4	46x46	4-46d
PC44-48	4x4	48x48	4-48d
PC44-50	4x4	50x50	4-50d
PC44-52	4x4	52x52	4-52d
PC44-54	4x4	54x54	4-54d
PC44-56	4x4	56x56	4-56d
PC44-58	4x4	58x58	4-58d
PC44-60	4x4	60x60	4-60d



Model No.	Material	Dimensions	Fasteners
PC44-16	4x4	16x16	4-16d
PC44-18	4x4	18x18	4-18d
PC44-20	4x4	20x20	4-20d
PC44-22	4x4	22x22	4-22d
PC44-24	4x4	24x24	4-24d
PC44-26	4x4	26x26	4-26d
PC44-28	4x4	28x28	4-28d
PC44-30	4x4	30x30	4-30d
PC44-32	4x4	32x32	4-32d
PC44-34	4x4	34x34	4-34d
PC44-36	4x4	36x36	4-36d
PC44-38	4x4	38x38	4-38d
PC44-40	4x4	40x40	4-40d
PC44-42	4x4	42x42	4-42d
PC44-44	4x4	44x44	4-44d
PC44-46	4x4	46x46	4-46d
PC44-48	4x4	48x48	4-48d
PC44-50	4x4	50x50	4-50d
PC44-52	4x4	52x52	4-52d
PC44-54	4x4	54x54	4-54d
PC44-56	4x4	56x56	4-56d
PC44-58	4x4	58x58	4-58d
PC44-60	4x4	60x60	4-60d



NOTE: WINDOW ROUGH OPENING 6'-2" HIGH BY 8'-2" WIDE. VERIFY WITH WINDOW MFG. PRIOR TO CONST.



FIRST FLOOR PLAN (4)(19)(21)(8)
SCALE 1/8" = 1'-0"

NOTE: FOR ADDITIONAL INFORMATION FOR CONSTRUCTION AND PERMITS REQUIREMENTS, SEE NOTES AND DETAIL SHEET.

ALL HEADERS SHALL BE (3) 2" x 8" UNLESS OTHERWISE NOTED.

INSTALL ALUM-GUTTERS AND LEADERS AS REQUIRED.

ALL CABINETS, VANITIES, SINKS AND LAVS, MEDICINE CABINETS, BATHROOM TISSUE HOLDERS, SOAP DISH, TOWEL RACKS, CLOSET ACCESSORIES, ADDITIONAL LIGHT FIXTURES AND SWITCHES, ELEC. SERVICE PANELS EXTERIOR LIGHT AND FINISHES, ETC. TO BE COORDINATED WITH CONTRACTOR.

NOTE: DOOR ROUGH OPENING 6'-0" WIDE BY 8'-2" HIGH. VERIFY WITH DOOR MFG. PRIOR TO CONSTRUCTION.



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REVISIONS
SHEET 15 OF 20
PROPOSED RETAIL SPACE FOR RT. 524 & ALLYSON WAY BLOCK #15 LOT #37.02 UPPER GREENHOLD TWP. MONMOUTH CO., NEW JERSEY

DATE 11/16/07
SCALE AS NOTED
DWN DS CHK GWS
FILE NO 15-46
SHEET NO 3 of 6