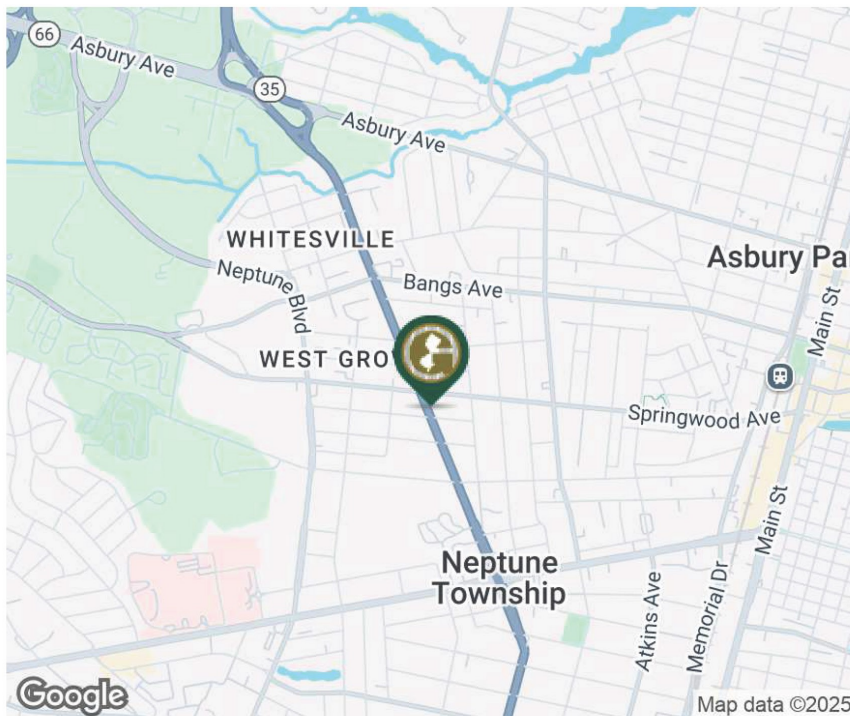


222 RT. 35
NEPTUNE, NJ 07753

Sale or Lease



OFFERING SUMMARY

Building Size:	6015 +/- SF
Lot Size:	0.61 Acres
Loading:	1 Drive-in (additional possible)
Ceiling Height:	10' 6" clear
Power:	480 Volts/400 Amps/3 Phase
Year Built:	1950
Renovated:	2004
Traffic Count:	Over 18,000 cars daily
Taxes:	\$2.21 PSF
Lease Price:	Call For Pricing
Sale Price:	Call For Pricing

Additional Features:

Outside storage, Fenced yard, Great visibility with signage, Air compressor and compressed air lines throughout, Flexible building with office and open floor plan



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

Jonathan Gross | (O): 973.325.6200 Ext.127 | (C): 609.575.6666 | jgross@sheldongrossrealty.com

Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com

for more information:

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222 RT. 35
NEPTUNE, NJ 07753

FLEX / RETAIL PROPERTY FOR SALE OR LEASE

LOCATION OVERVIEW

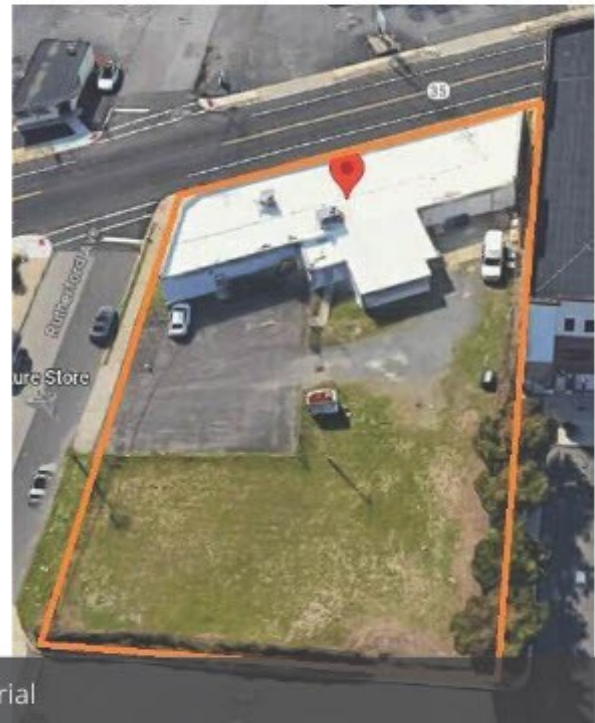
Explore the dynamic Neptune, NJ, a thriving business hub with convenient proximity to major highways and industrial corridors. The area is surrounded by a variety of dining, shopping, and recreational options, offering employees a well-balanced work environment. Located in close proximity to industrial and flex space complexes, the location provides seamless access for logistics and distribution operations. Enjoy easy connections to key transportation routes and nearby industrial parks, including the Jersey Shore and Monmouth Executive airports. With a strong sense of community and ample opportunities for growth, this area offers the ideal setting for industrial, retail or flex space users seeking convenience and connectivity.

LEASE DESCRIPTION

Discover a premier opportunity at this exciting property in Neptune, NJ. Boasting customizable spaces, this prime location offers versatile floor plans to suit a variety of business needs. With ample parking, outside storage and easy access to major transportation routes, the property provides convenience for employees and clients alike. Join a community of thriving businesses in this sought-after location. This is more than a space – it's a strategic advantage for your business.



Aerial



Aerial



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