

FOR SALE OFFICE BUILDING

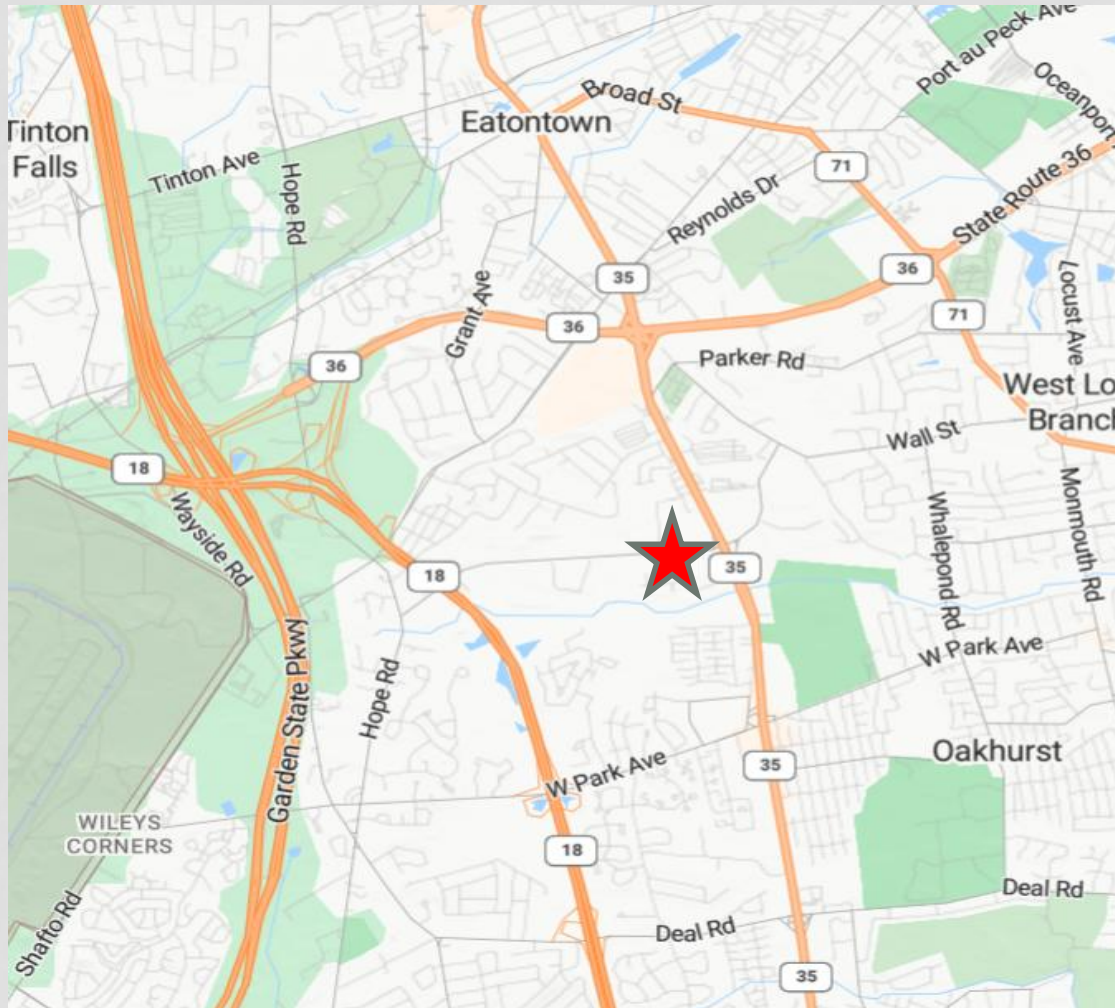
61 JAMES WAY
EATONTOWN, NJ



PROPERTY DETAILS

Address:	61 James Way, Eatontown NJ	
Block/Lots:	Block: 3601	Lot: 8
Year Built:	2006	
Lot size:	1.37 acres	
Existing SF:	11,000 SF	
Zoning:	BP-2- Business Park Zone	
2025 Taxes:	\$45,158	
Utilities:	Electric, gas, city water & sewer	
Parking:	45 existing parking spaces	
Fire Safety:	Wet sprinkler system	
Occupancy:	Will be sold vacant	
Existing Conditions:	Fully built out with high end office finishes with a good mix of private offices and open space. The building is well designed with a center corridor which enables the space to be easily demised into a multi tenant layout.	
Pricing:	\$2,900,000	

GREAT LOCATION



- Fantastic location located off of Industrial Way West and within minutes of all of the areas main roadways including Routes 35, 18, 36, 71 and the Garden State Parkway.
- Located within 4 miles from the new Netflix Studio and within 2 miles of the \$500 million dollar Monmouth Square redevelopment project.
- Less than 6 miles from Downtown Red Bank
- Within a few miles of all the area hospitals including Riverview Medical Center, Monmouth Medical Center and Jersey Shore Medical Center.

AREA DEMOGRAPHICS

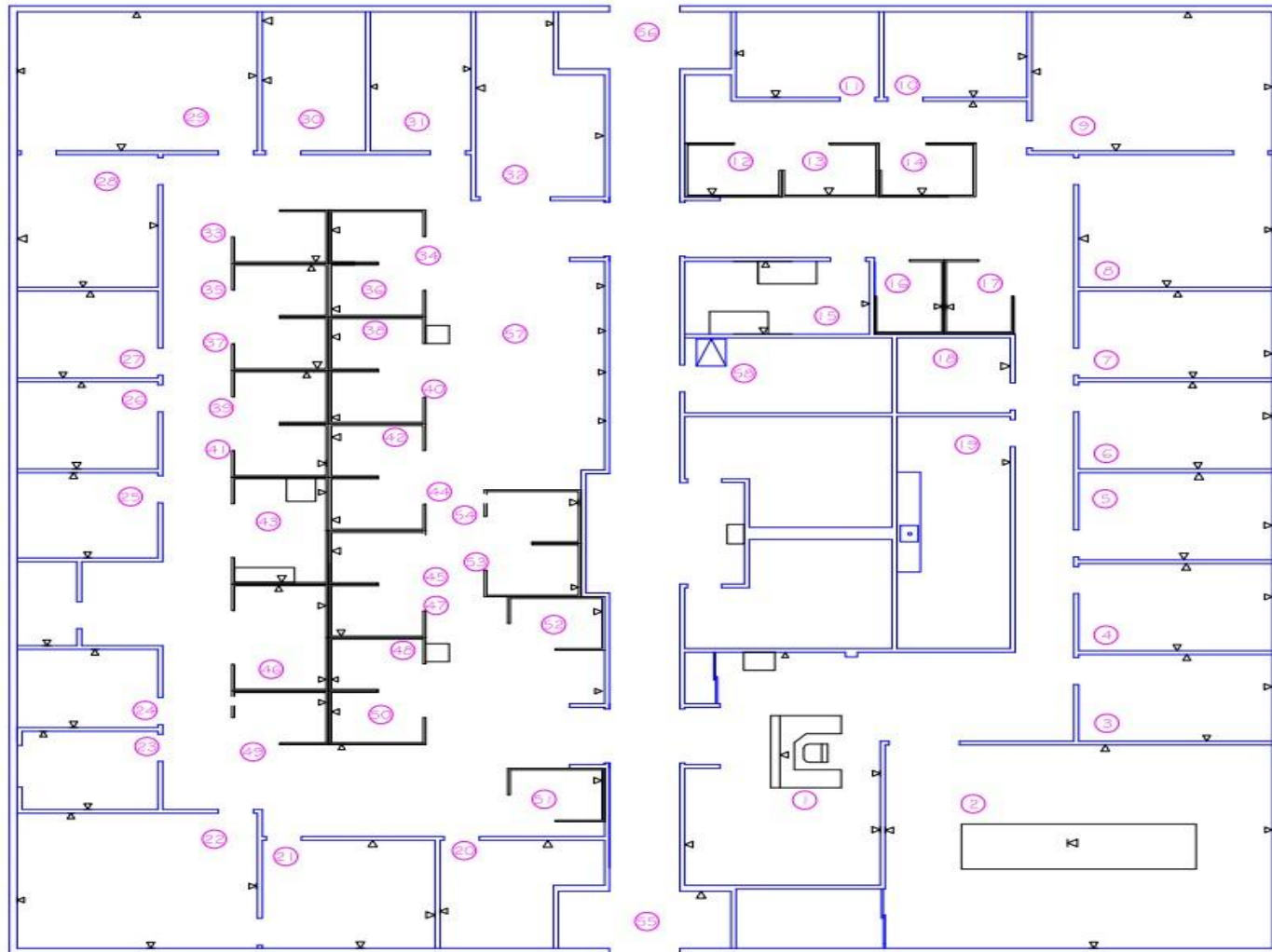
Radius	Population	Average Household Income
2 Mile	26,500	\$115,000
5 Mile	172,000	\$122,000
10 Mile	337,000	\$135,000

TAX MAP



Block:	3601
Lots:	8
Acres:	1.37
2025 Taxes:	\$43,575

BUILDING FLOORPLAN



AERIAL PHOTO



AERIAL PHOTO



EXTERIOR BUILDING PHOTOS



INTERIOR BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS

