

# Industrial Warehouse Building

## Available for lease | Occupancy Summer '25



### 49 Shark River Road

Tinton Falls, NJ 07753

**129,376 SF | Divisible to 16,000 SF Units | Available End of Summer 2025**

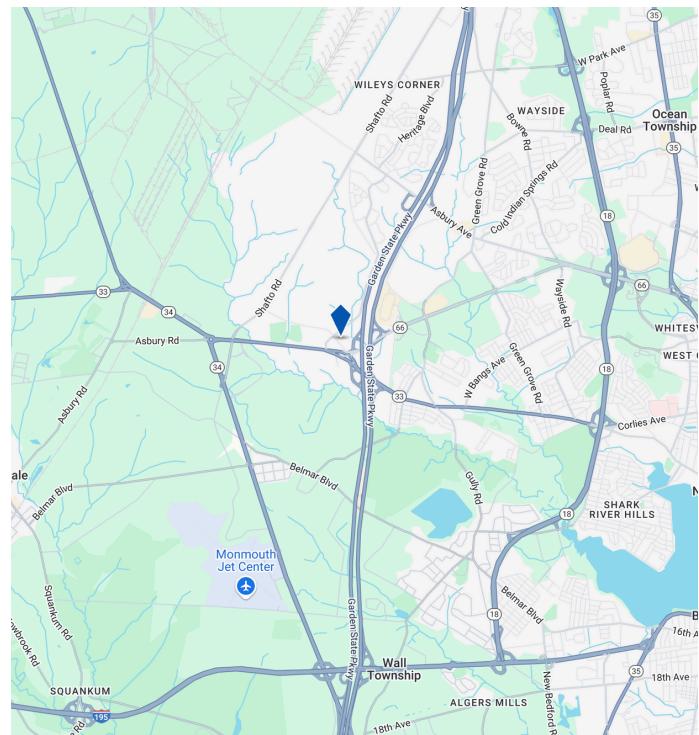
#### PRIME INDUSTRIAL SPACE IN MONMOUTH COUNTY!

Zimmel Associates is proud to exclusively represent this exceptional brand-new industrial warehouse in Tinton Falls, NJ. Designed to meet the needs of modern logistics and warehousing operations, this facility offers unparalleled features and a strategic location for seamless distribution access.

#### FEATURES & HIGHLIGHTS:

- Total Space Available:** 129,376 SF (divisible to 16,000 SF units)
- Ceiling Height:** 32' clear
- Loading:** 24 tailboard loading docks
- Office Space:** Built to suit
- Sprinkler System:** Wet sprinkler system
- Parking:** Ample parking with well-landscaped surroundings
- Prime Location:** Directly off Exit 100 of the Garden State Parkway at the Route 33/66 intersection
- Excellent Connectivity:** Easy access to Routes 195, 34, and 35
- Convenience:** Minutes from Jersey Shore Premium Outlets, top-tier shopping, and dining
- State-of-the-Art Construction:** High-end finishes, flexible layouts, and optimal functionality for industrial tenants
- Leasing Price:** \$15.75 NNN

This is a rare opportunity to secure a brand-new industrial space in a highly desirable area! Perfect for warehousing and distribution businesses seeking modern facilities, high ceilings, and optimal loading access. See reverse side for floor plans.



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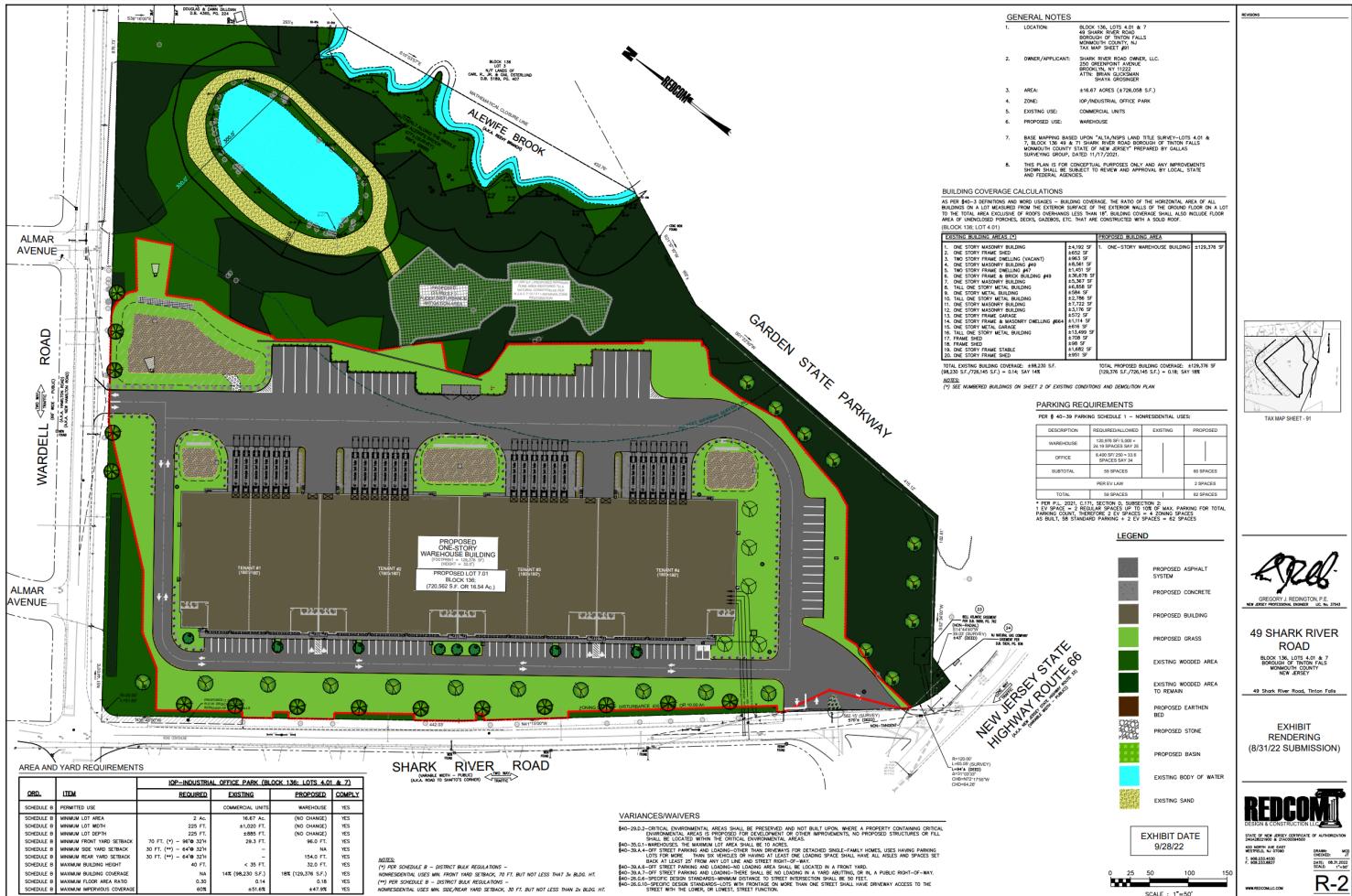
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 **ZIMMEL**  
ASSOCIATES  
CORPORATE REAL ESTATE SERVICES



## BRAND NEW STATE-OF-THE-ART INDUSTRIAL WAREHOUSE



### READY TO SECURE YOUR SPACE?

Contact David Zimmel, Exclusive Broker for more details, tours, and leasing opportunities.



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