

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

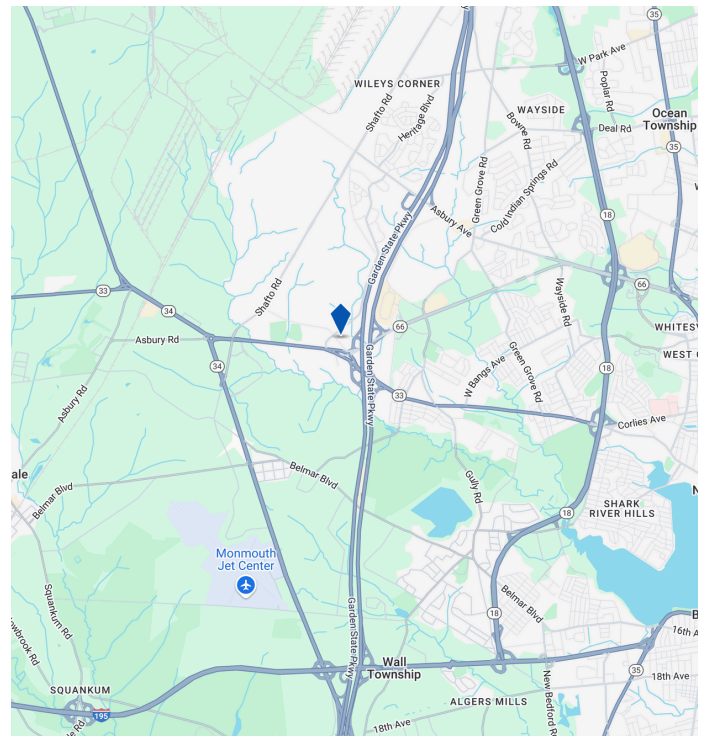
PRIME INDUSTRIAL SPACE IN MONMOUTH COUNTY!

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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