

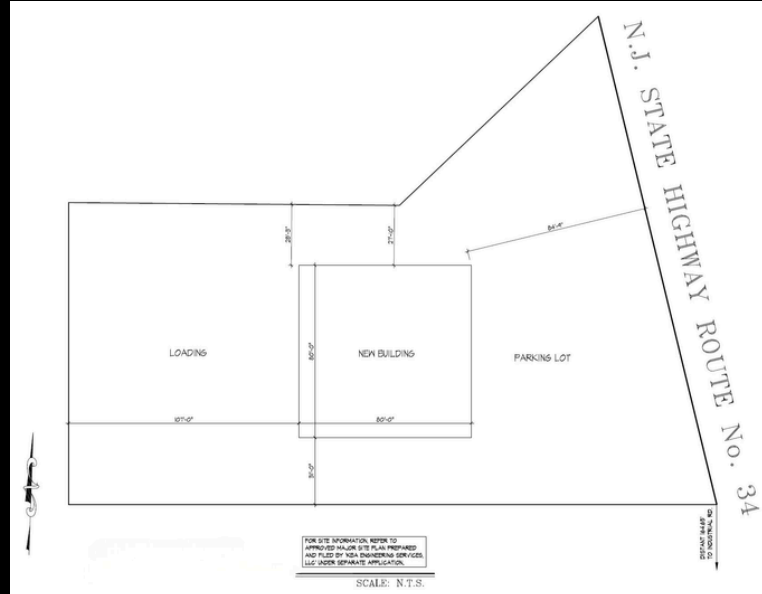
APPROVED CONTRACTOR YARD & INDUSTRIAL DEVELOPMENT SITE

WAREHOUSE + SHOWROOM + OFFICE + IOS CAPABILITY

ONE OF THE ONLY AVAILABLE APPROVED INDUSTRIAL SITES IN WALL TOWNSHIP WITH INTEGRATED CONTRACTOR YARD FUNCTIONALITY



REAR ELEVATION ILLUSTRATES THREE (3) OVERHEAD DOORS PER APPROVED PLANS



BASED ON APPROVED SITE PLANS. DIMENSIONS AND LAYOUT FOR ILLUSTRATIVE PURPOSES ONLY

APPROVED INDUSTRIAL SITE | CONTRACTOR YARD + IOS CAPABILITY | PLANS COMPLETE | CLEARED SITE | POWER ON-SITE

This is not raw land — it is an execution-ready industrial site with approvals, design, and functionality already in place. Build immediately and eliminate months of entitlement, engineering, and site preparation.

WHY THIS PROPERTY IS RARE

- Approved for Contractor Yard / IOS (extremely limited supply)
- Fully Engineered Plans — Ready for Construction
- Site Plan + Board Approvals Secured
- Site Cleared (Previously Wooded)
- Temporary Electric Already Installed
- High Visibility on Route 34 (32,000+ VPD)

To our knowledge:

This is the ONLY IOS-approved site currently available in Wall Township

PROPERTY OVERVIEW

- Lot Size: ±1.03 Acres
- Zoning: GI-2 (General Industrial)
- Frontage: Route 34 Highway Exposure
- Location: Minutes to Monmouth Executive Airport
- Access: Designed for truck circulation + yard functionality

APPROVED DEVELOPMENT

- ±6,400 SF Industrial Building
- Warehouse + Showroom + Office
- Mezzanine Storage
- Drive-in access + loading circulation
- Designed for real contractor operations

Exclusive Listing RB | eXp Realty

RB | **exp**
REALTY



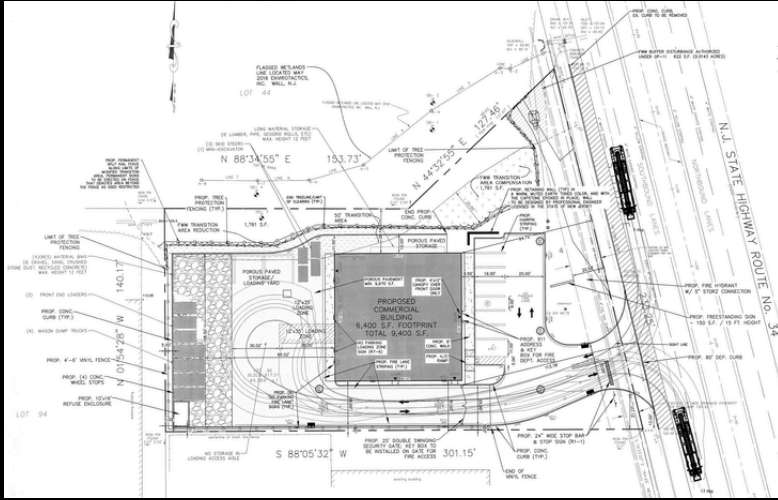
Contact: **Roxanne Bushey**
Licensed Real Estate Professional | Salesperson | NJ
M: 732.675.4645 O: 866.201.6210

OFFERING SUMMARY

FOR SALE

\$975,000.00

APPROVED SITE PLAN | FUNCTIONAL LAYOUT | DESIGNED FOR CONTRACTOR OPERATIONS



APPROVED SITE PLAN - CIRCULATION PLAN



AERIAL PHOTO (MAP DATA © GOOGLE). PROPERTY BOUNDARY IS APPROXIMATE.

This ±1.03-acre industrial site offers direct frontage along Route 34 and has been cleared, with temporary electric service already installed. The property is positioned for immediate next-phase development with infrastructure progress already in place.

The site benefits from an approved site plan and completed engineering, including architectural, civil/site, electrical, and mechanical/plumbing plans. These approvals significantly reduce entitlement risk and allow a buyer to move forward efficiently.

The approved layout includes a proposed ±6,400 SF industrial building designed to accommodate warehouse, showroom, and office components, supporting a range of contractor, service, and industrial users.

A key feature of the site is the integrated contractor yard / IOS functionality. The rear and side yard areas are designed for equipment storage, truck parking, material staging, and day-to-day operational use, creating a practical and efficient layout rather than excess yard area.

With high visibility and direct access along Route 34, the property benefits from strong exposure within an active commercial corridor, making it well-suited for both owner-users and investment-oriented development strategies.

Opportunities like this—approved, build-ready industrial sites with contractor yard functionality—are limited in Wall Township.

*CONTACT **ROXANNE BUSHEY** for full plans, approvals, and to discuss how this site can be positioned for your operation or investment strategy.*

Position your business where visibility, functionality, and execution align.



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