

FOR LEASE

129,376 Available

49 Shark River Road
Tinton Falls, NJ 07753



Gramercy Real Estate Services, LLC
16 South Ave W. PMB 124, Cranford, NJ 08016



SPECIFICATIONS:

4% commission to brokers

Can be divide 16,000 sf, 32,000 sf or 64,000 sf

Ceiling Height: 30' ceiling

Loading: 24 tailboard docks, 4 drive-in doors

Office: Built to suit

Sprinkler: Wet system

Parking: Ample parking

Heavy Power 2000 amp 480 volt

Directly off Exit 100 of Garden State Parkway,
route 66 and route 33 junction

Easy access to Routes 195, 34 and 35. Minutes
from Jersey Shore Premium Outlets, top-tier
shopping and dining.



For Additional Information:

Shaya Grosinger

(917)359-5727

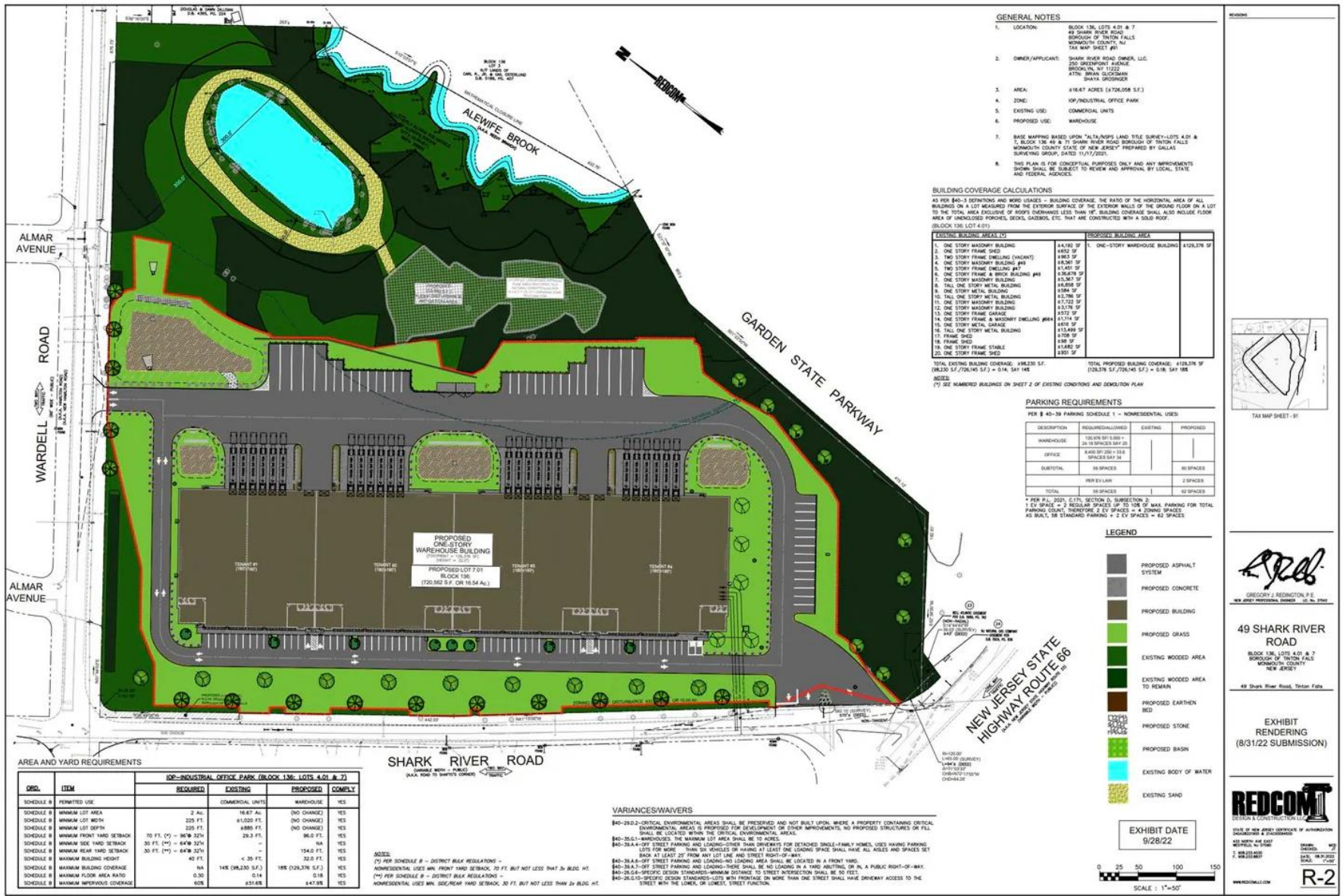
shay@gramercyindustrial.com



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, measurements, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. This correspondence is subject to errors, omissions, updates or withdrawal without prior notice.



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, measurements, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. This correspondence is subject to errors, omissions, updates or withdrawal without prior notice.



- GENERAL NOTES**
- LOCATION: BLOCK 136, LOTS 4, 5 & 7 49 SHARK RIVER ROAD BOROUGH OF TINTON FALLS MONMOUTH COUNTY, NJ TAX MAP SHEET #1
 - OWNER/APPLICANT: SHARK RIVER ROAD DEVELOPMENT, LLC 250 GREENMOUNT AVENUE BROOKLYN, NY 11222 ATTN: MIRIAM GLOCKMAN SHARLA GRODINSKY
 - AREA: 416.47 ACRES (176,058 S.F.)
 - ZONE: IOP/INDUSTRIAL OFFICE PARK
 - EXISTING USE: COMMERCIAL UNITS
 - PROPOSED USE: WAREHOUSE
 - BASE MAPS ARE BASED UPON "ALTAIR'S LAND TITLE SURVEY-LOTS 4, 5 & 7, BLOCK 136 AND 8 TO SHARK RIVER ROAD BOROUGH OF TINTON FALLS MONMOUTH COUNTY STATE OF NEW JERSEY" PREPARED BY GALAS SURVEYING GROUP, DATED 10/7/2021.
 - THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ANY IMPROVEMENTS SHOWN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL, STATE AND FEDERAL AGENCIES.

BUILDING COVERAGE CALCULATIONS

AS PER §40-3 DEFINITIONS AND WORD USAGES - BUILDING COVERAGE, THE RATIO OF THE HORIZONTAL AREA OF ALL BUILDINGS ON A LOT MEASURED FROM THE EXTERIOR WALLS OF THE EXTERIOR WALLS OF THE GROUND FLOOR ON A LOT TO THE TOTAL AREA EXCLUSIVE OF ROOF OVERHANGS LESS THAN 18" BUILDING COVERAGE SHALL ALSO INCLUDE FLOOR AREA OF UNHANGLED PORCHES, DECKS, GAZEBOS, ETC. THAT ARE CONSTRUCTED WITH A SOLID ROOF (BLOCK 136 LOT 4-7)

EXISTING BUILDING AREA (S.F.)	PROPOSED BUILDING AREA (S.F.)
1. ONE STORY WAREHOUSE BUILDING	11,478 SF
2. ONE STORY FRAME SHED	1,983 SF
3. TWO STORY FRAME DWELLING (VACANT)	14,526 SF
4. ONE STORY WAREHOUSE BUILDING #1	14,526 SF
5. TWO STORY FRAME & BRICK BUILDING #1	14,526 SF
6. TWO STORY FRAME & BRICK BUILDING #2	14,526 SF
7. ONE STORY WAREHOUSE BUILDING #3	14,526 SF
8. TALL ONE STORY METAL BUILDING	14,526 SF
9. ONE STORY METAL BUILDING	14,526 SF
10. TALL ONE STORY METAL BUILDING	14,526 SF
11. ONE STORY WAREHOUSE BUILDING	14,526 SF
12. ONE STORY WAREHOUSE BUILDING	14,526 SF
13. ONE STORY WAREHOUSE BUILDING	14,526 SF
14. ONE STORY FRAME & WAREHOUSE DWELLING AREA	14,526 SF
15. ONE STORY METAL GARAGE	14,526 SF
16. TALL ONE STORY METAL BUILDING	14,526 SF
17. FRAME SHED	14,526 SF
18. FRAME SHED	14,526 SF
19. ONE STORY FRAME STABLE	14,526 SF
20. ONE STORY FRAME SHED	14,526 SF

TOTAL EXISTING BUILDING COVERAGE: 116,526 S.F.
 TOTAL PROPOSED BUILDING COVERAGE: 116,526 S.F.
 TOTAL S.F. / TOTAL S.F. = 1.00 (100% COVERAGE)

PARKING REQUIREMENTS

PER § 40-39 PARKING SCHEDULE 1 - NONRESIDENTIAL USES

DESCRIPTION	REQUIRED/ALLOWED	EXISTING	PROPOSED
WAREHOUSE	1 SPACE PER 1,000 ± SQ. FT. STANDING SPACE		
OFFICE	1 SPACE PER 250 ± SQ. FT. STANDING SPACE		
SUBTOTAL	39 SPACES		39 SPACES
	PER 40-39	2 SPACES	2 SPACES
TOTAL	39 SPACES		41 SPACES

PER P.L. 2021, C.171, SECTION D, SUBSECTION 2
 1 CY SPACE = 2 REGULAR SPACES UP TO USE OF MAX. PARKING FOR TOTAL PARKING COUNTY, THEREFORE 2 CY SPACES = 4 ZONING SPACES
 AS PER § 40-39 STANDING PARKING = 2 CY SPACES = 43 SPACES

- LEGEND**
- PROPOSED ASPHALT SYSTEM
 - PROPOSED CONCRETE
 - PROPOSED BUILDING
 - PROPOSED GRASS
 - EXISTING WOODED AREA
 - EXISTING WOODED AREA TO REMAIN
 - PROPOSED EARTHEN BED
 - PROPOSED STONE
 - PROPOSED BASKIN
 - EXISTING BODY OF WATER
 - EXISTING SAND

AREA AND YARD REQUIREMENTS

SCHED.	ITEM	IOP-INDUSTRIAL OFFICE PARK (BLOCK 136, LOTS 4, 5 & 7)			
		REQUIRED	EXISTING	PROPOSED	COMPLY
SCHEDULE #	PERMITTED USE	COMMERCIAL UNITS	WAREHOUSE	YES	
SCHEDULE #	MINIMUM LOT AREA	2 AC.	16.47 AC.	(NO CHANGE)	YES
SCHEDULE #	MINIMUM LOT WIDTH	225 FT.	41,520 FT.	(NO CHANGE)	YES
SCHEDULE #	MINIMUM LOT DEPTH	125 FT.	4,885 FT.	(NO CHANGE)	YES
SCHEDULE #	MINIMUM FRONT YARD SETBACK	30 FT. (*)	253.3 FT.	NA	YES
SCHEDULE #	MINIMUM SIDE YARD SETBACK	30 FT. (*)	649.34 FT.	NA	YES
SCHEDULE #	MINIMUM REAR YARD SETBACK	30 FT. (*)	649.34 FT.	NA	YES
SCHEDULE #	WAREHOUSE BUILDING HEIGHT	40 FT.	< 30 FT.	154.0 FT.	YES
SCHEDULE #	WAREHOUSE BUILDING COVERAGE	NA	22.0 FT.	YES	
SCHEDULE #	WAREHOUSE FLOOR AREA RATIO	1%	124.37%	1%	YES
SCHEDULE #	WAREHOUSE FLOOR AREA RATIO	0.30	0.14	0.18	YES
SCHEDULE #	WAREHOUSE FLOOR COVERAGE	60%	43.4%	44.7%	YES

VARIANCES/WAIVERS

§40-29.2-CRITICAL ENVIRONMENTAL AREAS SHALL BE PRESERVED AND NOT BUILT UPON, WHERE A PROPERTY CONTAINING CRITICAL ENVIRONMENTAL AREAS IS PROPOSED FOR DEVELOPMENT OR OTHER IMPROVEMENTS, NO PROPOSED STRUCTURES OR FILL SHALL BE LOCATED WITHIN THE CRITICAL ENVIRONMENTAL AREAS.

§40-30.4-1-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-2-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-3-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-4-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-5-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-6-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-7-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-8-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-9-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-10-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-11-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-12-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-13-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-14-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-15-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-16-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-17-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-18-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-19-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.

§40-30.4-20-DRIVEWAY ACCESS: DRIVEWAY ACCESS FOR DETACHED SINGLE-FAMILY HOMES, USES HAVING PARKING LOTS FOR MORE THAN 30 VEHICLES OR HAVING AT LEAST ONE LOADING SPACE SHALL HAVE ALL ASILES AND SPACES SET BACK AT LEAST 20 FEET FROM ANY LOT LINE AND STREET RIGHT-OF-WAY.



49 SHARK RIVER ROAD
 BLOCK 136, LOTS 4, 5 & 7
 BOROUGH OF TINTON FALLS
 MONMOUTH COUNTY
 NEW JERSEY

EXHIBIT RENDERING (8/31/22 SUBMISSION)

REDCOM
 DESIGN & CONSTRUCTION, LLC

STATE OF NEW JERSEY DEPARTMENT OF TREASURY AND BUDGET
 DIVISION OF REVENUE AND TAX SERVICES
 100 WEST WASHINGTON STREET, SUITE 200
 TREASURY BUILDING
 NEWARK, NJ 07102
 TEL: 973-486-2000 FAX: 973-486-2001

EXHIBIT DATE: 9/28/22

SCALE: 1"=50'

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, measurements, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. This correspondence is subject to errors, omissions, updates or withdrawal without prior notice.