

FAIRFIELD INDUSTRIAL PARK

323A Fairfield Rd, Freehold, NJ 07728



PROPERTY DESCRIPTION

The Fairfield Industrial Park is comprised of twin 51,450 sq ft industrial warehouse buildings. They were constructed in 2005 of pre-engineered steel with many features including high ceilings and a wide truck court for easy loading.

There are two units available in Building A, Units 1 - 5: 25,725 sf and Units 8 - 10: 15,425 sf.

The Fairfield Road Industrial Park is located off Route 33 (local business) on the Freehold-Howell border in Central Monmouth County. It is accessible to major roads including the Garden State Parkway, Routes 9, 18, 33, 34 and I-195.

PROPERTY FEATURES

Offices: 25,725 sf -two (14' x 16") spaces & two ADA bathrooms and 15,725 sf - 1200 sf with breakroom and two ADA bathrooms

Clear height: 20' - 22'

Column spacing: 24'-6" x 52'-6"

Loading: 25,725 sf - 4 docks & 2 DIs, 15,725 sf: 2 docks & 1 DI
90' wide truck court

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (NNN)
Taxes & Operating Expenses:	\$2.50 PSF/yr
Number of Units:	1
Available SF:	15,435 or 25,725 SF
Lot Size:	5.22 Acres
Building Size:	51,450 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	74	545
Total Population	76	236	1,553
Average HH Income	\$211,709	\$211,709	\$198,985

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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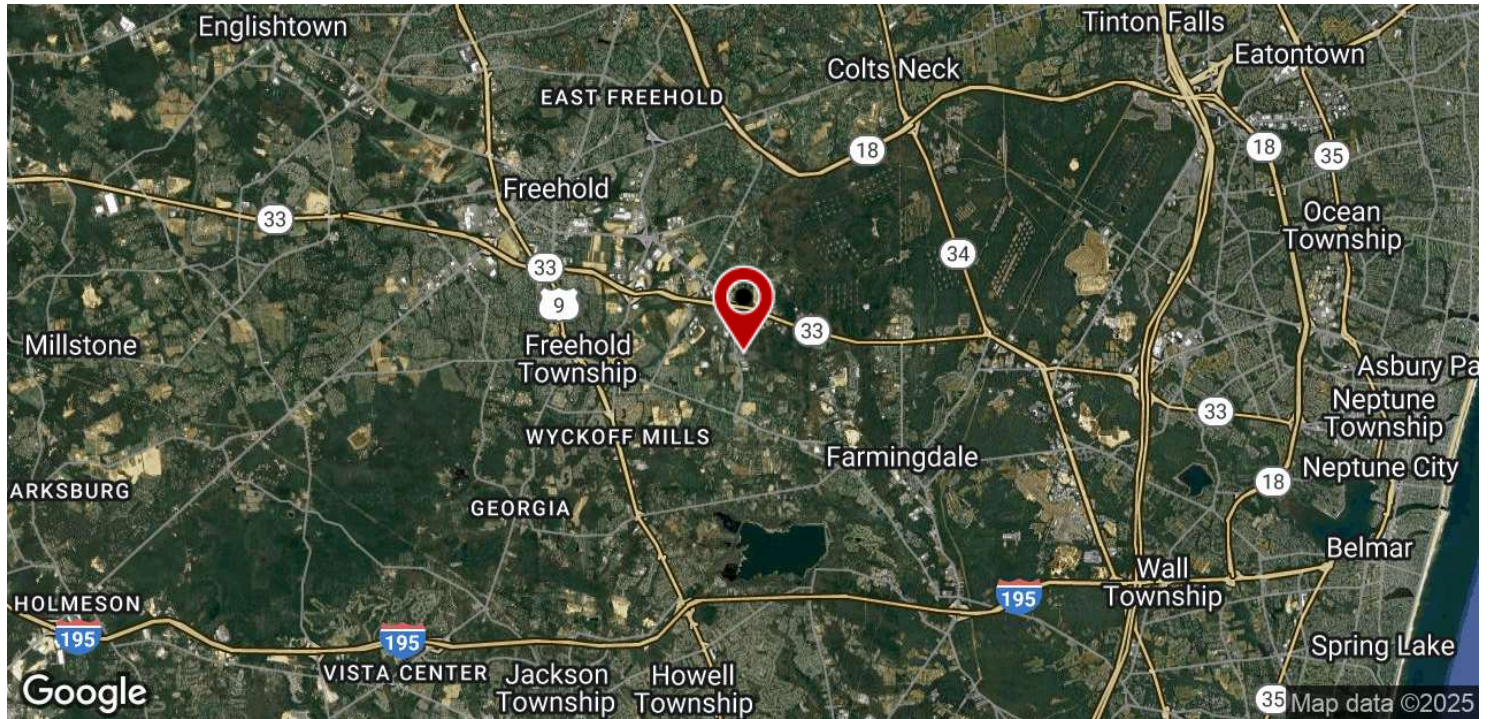
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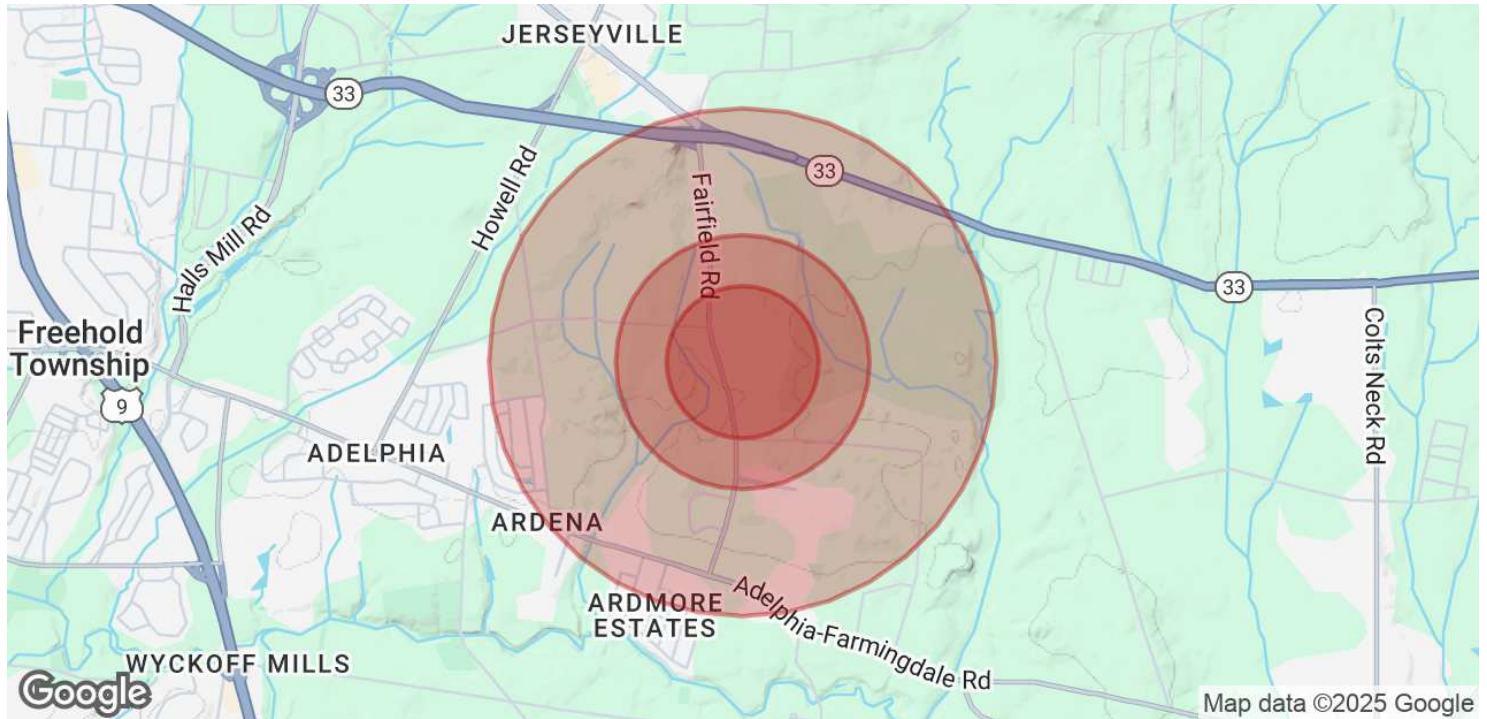
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	76	236	1,553
Average Age	40	40	43
Average Age (Male)	40	40	42
Average Age (Female)	40	40	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	24	74	545
# of Persons per HH	3.2	3.2	2.8
Average HH Income	\$211,709	\$211,709	\$198,985
Average House Value	\$804,887	\$804,887	\$707,711

Demographics data derived from AlphaMap

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