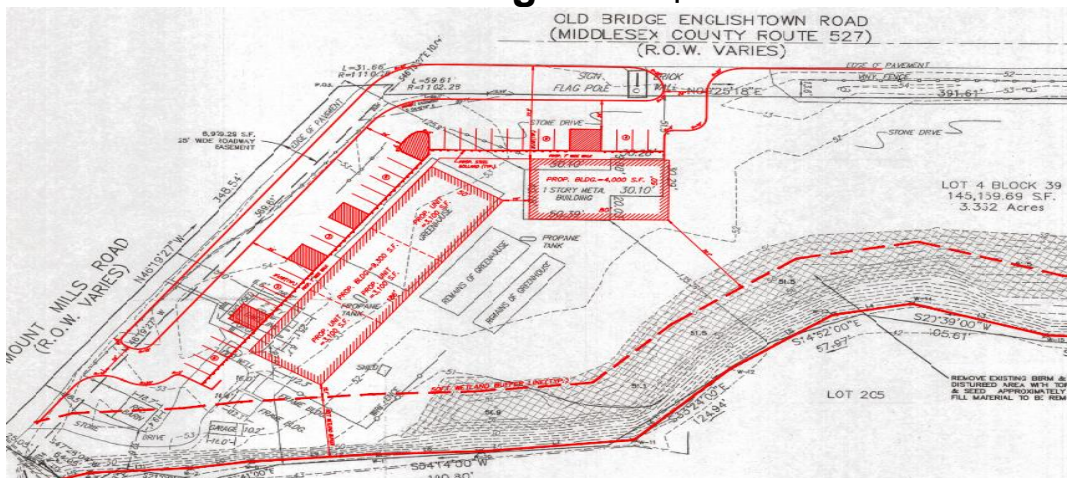


**381 Mounts Mills Rd, Monroe Township, Nj 08831**  
**Asking Price \$2M**

**INVESTMENT HIGHLIGHTS:**

- State and township approved, shovel ready ~13,500 SF approved flex space on 3.5 acres.
- Located within minutes from Rt9, Rt18 and TRKP.
- Ideal for Investment, Development, or Owner Occupier

## PROPERTY FACTS

Property Subtype	Flex	Clear Ceiling Height	30 ft
Building Class	C	No. Dock-High Doors/Loading	2
Lot Size	2.85 AC	No. Drive In / Grade-Level Doors	1
Rentable Building Area	13500 SF	Parking Ratio	
Zoning	Light Industrial	# of Stories	1

## UTILITIES

- WATER      GAS      ELECTRIC      SEWER

## EXECUTIVE SUMMARY

The 381 Mount Mills Rd is available for sale. Sitting on 3.5 Acres of Light Industrially Zoned Land, with shovel ready building totals  $\pm 13,500$  SF with plenty of parking. See attached conceptual plan along with township approvals and survey. Call Listing Broker Agent for more information or to schedule a tour of the property.



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