



PROPERTY DATA SHEET

1200 Pinebrook Road

Current Tenant: 1 or 2 possible tenants

Unit/Tenant 1	Unit/Tenant 2

**1200 Pinebrook Road
Tinton Falls, NJ 07724**

- Block: 114 Lot: 13.02
- Zone: IOP –Industrial Office Park
- Lot Area: 441,506 SF < Min LA of 87,120 SF/2.0 Acres ∴.ok
- Year Built: 2021 (CN #21-001)
- Use Group: S-1
- Construction Classification: II-B – Non Combustible unprotected
- Building Area: 60,800 SF – see possible subdivision below
- Max. Allowable Building Coverage: 14% actual
- Min. Yard Setbacks: **Front:** 70'but not <3x Bldg. Ht:**105'** ∴.ok
Rear: 30' but not <2x Bldg. Ht: **421.5'** ∴.ok **Side:** 30' but not <2x Bldg. Ht: **75'** ∴.ok
- Max. Building Height: 40' > ±35' actual
- Total Building Occupancy: TBD persons
- Potential Subdivision:

Unit 1: 29,899 USF 30,079 RSF, (with Elec.+ Fire Pump Rms)

Unit 2: 30,265 USF 30,721 RSF

Bldg TOTAL: 60,164 USF 60,800 RSF

