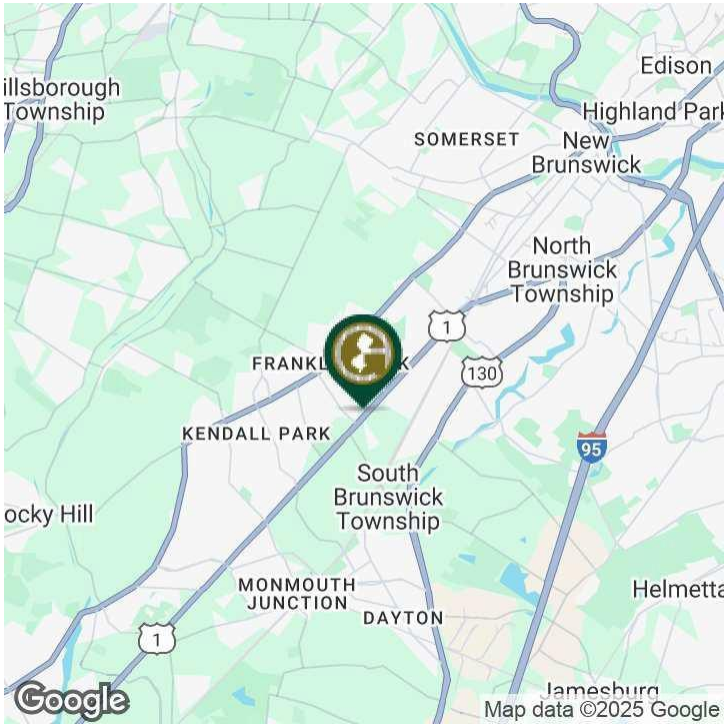


PAGE: 1
OFFICE / MEDICAL BUILDING FOR LEASE POSSIBLE SALE



OFFERING SUMMARY

Building Size:	24,357 SF
Available Units:	1,898 SF (Unit 203) 3,368 SF (Unit 100) 5,000 SF (Unit 100-101) 3,287 SF (Unit 103)
Lot Size:	1.88 Acres
Year Built:	2004
Zoning:	OP

PROPERTY OVERVIEW

Excellent owner-user opportunity to purchase a well-maintained 2-story Class A office building with ±24,357 SF along busy Route 1. Ideal for a business looking to occupy space while generating rental income.

PROPERTY HIGHLIGHTS

- PRIME HIGHWAY VISIBILITY ON US ROUTE 1
- EASY ACCESS TO ROUTE 130, I-295, AND NJ TURNPIKE (EXIT 8A)
- CLOSE TO PRINCETON, NEW BRUNSWICK, AND RETAIL AMENITIES
- AMPLE ON-SITE PARKING
- PROFESSIONAL CURB APPEAL AND MODERN COMMON AREAS
- PERFECT FOR MEDICAL, PROFESSIONAL, OR CORPORATE HQ USERS READY TO OWN AND INVEST.



SHELDON GROSS REALTY, INC.

for more information:

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

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OFFICE / MEDICAL BUILDING FOR LEASE / POSSIBLE SALE



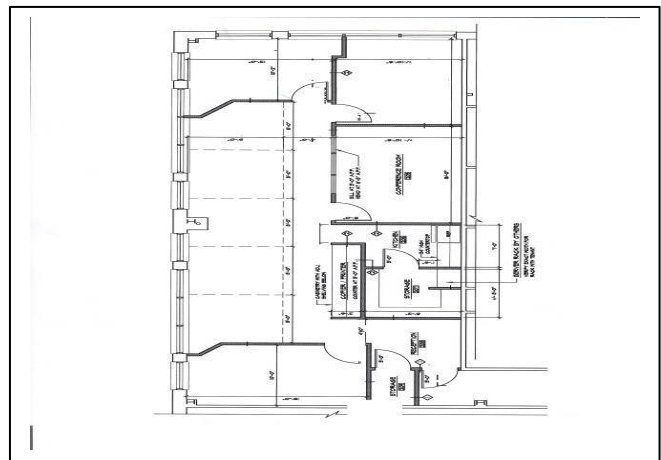
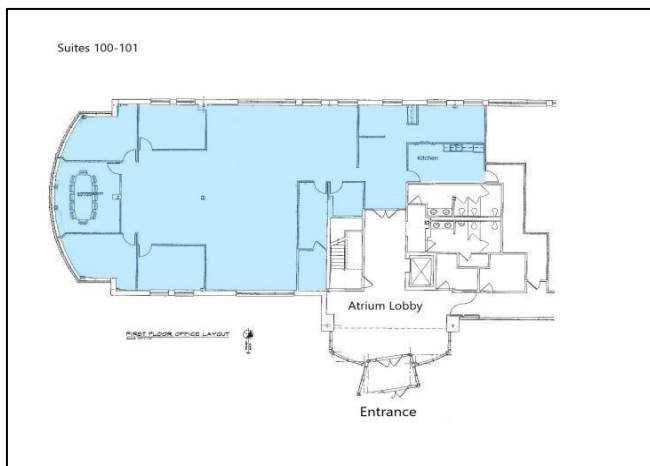
LOCATION OVERVIEW

Monmouth Junction is located in the western part of South Brunswick, New Jersey. The property is located on Route One South. Close proximity to New Brunswick and Trenton. Proximity to major highways enhances its accessibility, making it convenient for tenants and visitors. Lots of dining, lodging, shopping and storage solutions nearby.

LEASE DESCRIPTION

Multiple units available in a distinctive, two-story, 24,357 square foot Class A office building.

5,000 square feet – Unit 100-101	-	3,368 square feet – Unit 100
1,898 square feet – Unit 203	-	3,287 square feet – Unit 103



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