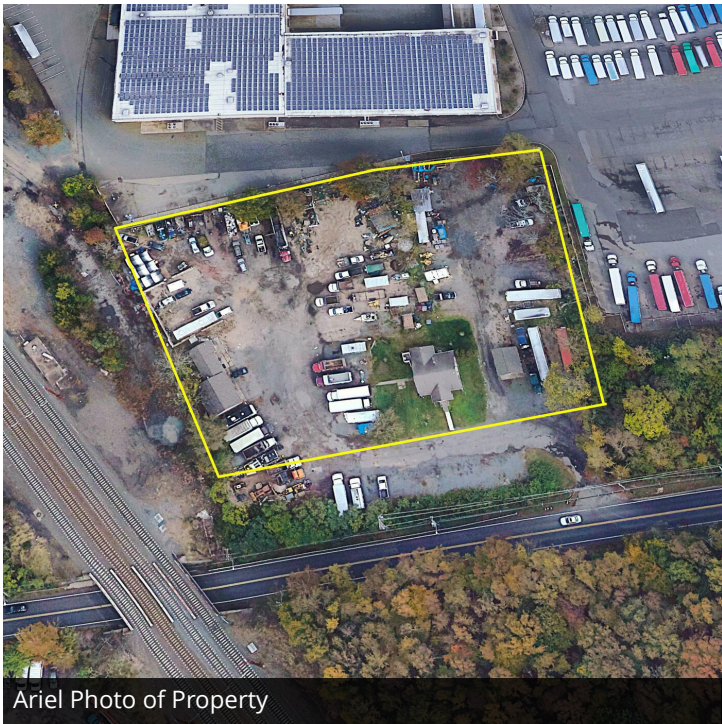


INDUSTRIAL OUTDOOR STORAGE SITE AVAILABLE



+/- 3,000 Sf Repair Shop to be created (Subject to approvals)
Disclaimer - This is an AI Generated Photo

OFFERING SUMMARY

Available:	Within 60 Days of Signed Lease
Buildings	Multiple Office Buildings & Proposed Repair Shop
Zoning:	LI-2
Taxes:	\$11,171.34 (2024)
OPEX:	+/- \$2,000 / Month
Term:	Minimum 5 Years

PROPERTY OVERVIEW

- ± 1.97 Acres of Industrial Outdoor Storage Site Available for Lease
- Mostly Hard Surface
- Great site for equipment or vehicle storage

LOCATION OVERVIEW

- Located in Monmouth Junction which is an unincorporated community
- Located within South Brunswick, in Middlesex County
- Close proximity to routes 1, 130, and exit 8A of the NJ Turnpike.



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

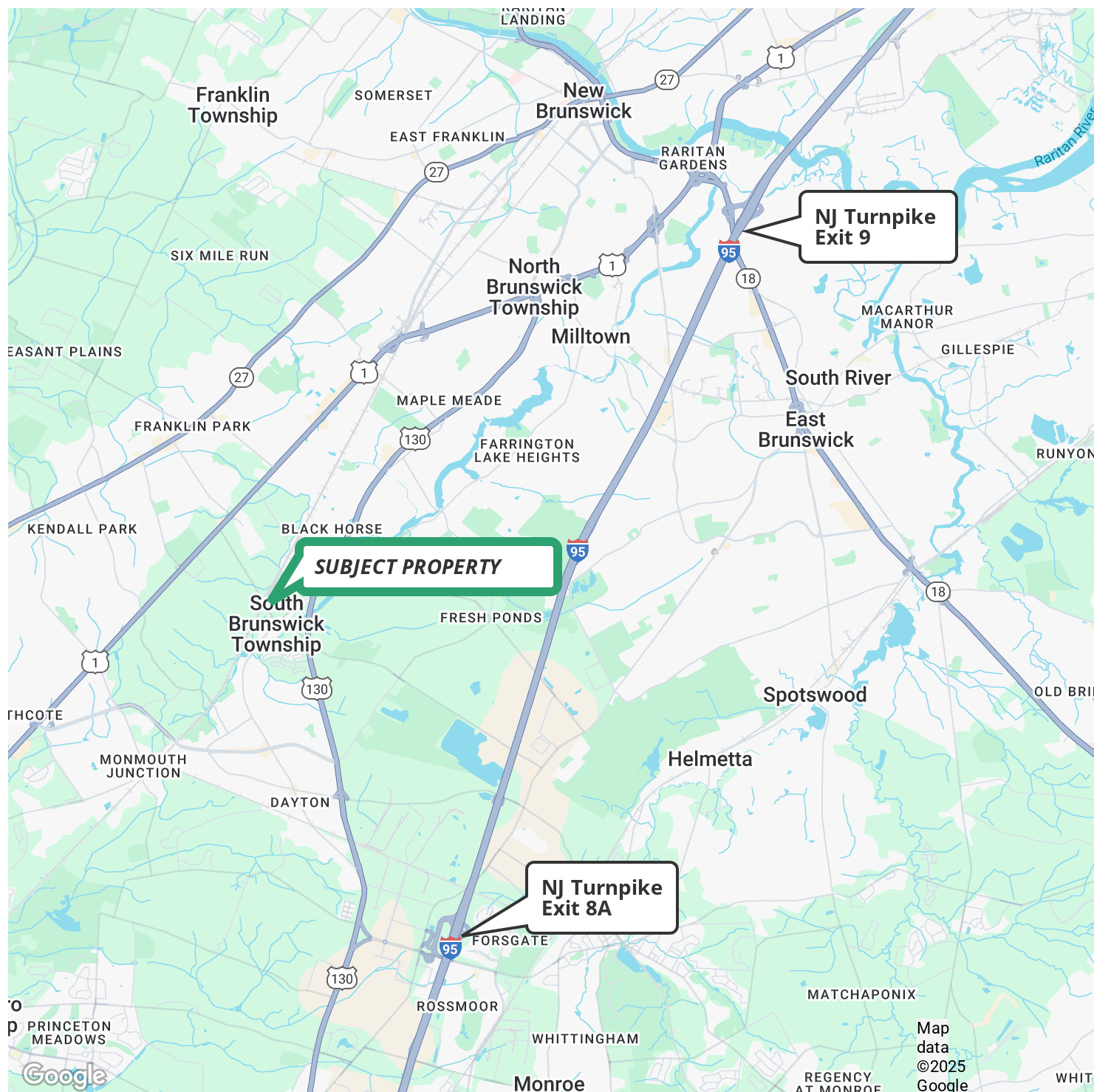
Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com
Joshua Glusky | (O): 973.325.6200 Ext.121 | (C): 908.256.0262 | jglusky@sheldongrossrealty.com

for more information:

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

215 DEANS LANE
SOUTH BRUNSWICK TOWNSHIP, NJ 08852

LOCATION MAP



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