

VALUE-ADD MULTI TENANT WAREHOUSE/FLEX PARK **FOR SALE**

The Brokers Network, Inc.
417 Euclid Avenue
Loch Arbour, NJ 07711





The Property (20,800 SF)

1701 Valley Road, Ocean Township, NJ 07711

\$4,160,000 (\$200/SF)



Property and Investment Highlights

Units	21 (11 storage/garage units)
# of Tenants	17
Rentable SF	~20,300 sqft.
Zoning	Light Industrial
Year built	1958
Lot Size	+/- 1.6 Acres

- Small warehouse/flex units
 - Perfect for small businesses, contractors, etc.
- Very low vacancy - longtime owners typically have a wait list for new, prospective tenants
- Zoning permits many uses
- Below market rents
 - New owner can add value quickly
 - Primarily short term and month-to-month leases
- Low maintenance property
 - Recent updates include paving and resealing of parking lot, new roofs, and clear environmental evaluation.

Comparable Sales

Similar properties in this area sold in last 24 months



Office/Warehouse/Flex Property

1703 Valley Road
Ocean Township, NJ 07712

\$3,900,000 (\$226/SF)



Warehouse/Flex Property

1416 Roller Road
Ocean Township, NJ 07712

\$1,150,000 (\$237/SF)



Goodwill Retail & Warehouse

1 North Mall Drive
Ocean Township, NJ 07712

\$14,000,000 (\$202/SF)

Offering Highlights

Please reach out directly to Frank Henry for detailed rent roll, rental comps, tenant list and other pertinent information.

Location

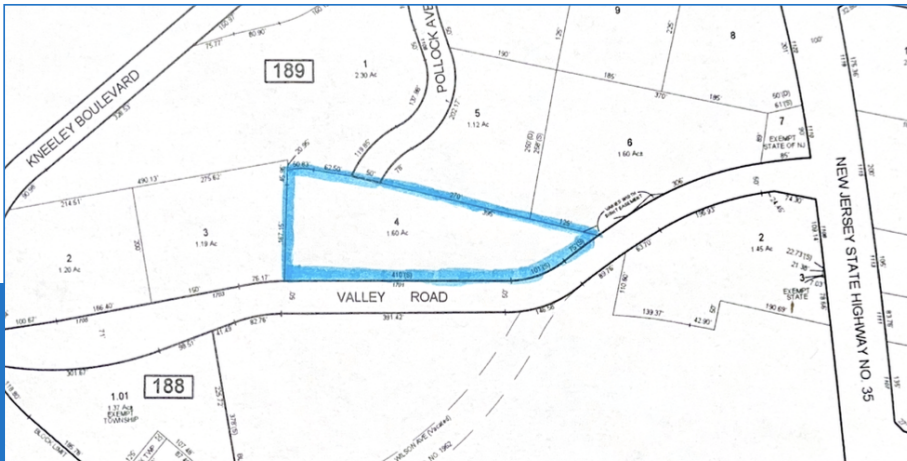
Thriving, easily accessible Ocean Township location right off State Highway 35, across the street from Wegmans shopping center, and within highly sought after and successful "Sunset Industrial" neighborhood.

Growth

Property presents a rare opportunity for future upside as the rents across the park are about 30% below the current market rate for similar spaces in the area.

Value

Potential investors can also benefit from long-term stability given the extremely high demand of these types of small to medium sized warehouse/flex units. Property rarely has vacancies, even in economic downturns



Confidentiality & Disclaimer



**Exclusively Listed
by Frank Henry**

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