

**86,000 SF Free Standing Facility
on 7.3 Acres Available For Lease**
332 Applegarth Road, Monroe, NJ



**Fully Renovated
Immediate
Occupancy**

**+2 Acres
Trailers or
Outside
Storage**

• New LED Lighting • New Roof • New Parking Lot • New Loading Doors & Levelators

For Additional Information Contact Exclusive Broker:

Stephen Nozza, Senior Vice President | 908.217.1869 | stephennozza@gmail.com

Busse Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | Busse.com

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Specifications

- 81,203 SF Warehouse
- 4,797 SF Newly Renovated Offices
- 21' Ceilings
- Cross Side Tailboard Loading
 - 7 New 8' x 10' High Tailboard Doors
 - 1 New 12' x 14' High Drive-In Door
 - 7 New 30,000 LB Levelators
- Heavy Power - 4,000 Amps
- Wet Sprinkler
- 30' x 40' Columns
- New Parking Lot to Highway Standard Specs
- 50 Car Parking Plus 2 Extra Acres (Stoned)
- Zoned L-I

Lease Price

- **\$7.50 PSF Net**
- 2020 CAM & Taxes - \$2.16 PSF

Location

- Minutes from Exit 8-A of NJ Turnpike





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Location Aerial & Map

