

BUILDING FOR LEASE OR SALE

3680 ROUTE 9 SOUTH - FREEHOLD, N.J.
4 STORY BUILDING +/- 67,739 SQ FT

3RD FLOOR AVAILABLE +/- 15,063 SQ FT
4TH FLOOR AVAILABLE +/- 12,432 SQ FT



ZONING
CMX-4: CORPORATE MULTI USE

BLOCK 70.05 LOT 11 ACRES 14.79

Permitted Uses

- Office
- Health Services:
 - Physicians
 - Dentists
 - Health Practitioners
 - Medical & Diagnostic Labs
- Conference & Convention Centers
- Hotels (100 Room Minimum)
- Education
- Food Services (1,250 SF Minimum)
- Retail

SUZANNE MACNOW CBRE
Senior Vice President
+732 580 0156
suzanne.macnow@cbre.com
Licensed Real Estate Broker

JOHN B. KROK Byron Real Estate
Executive Vice President
+732 673 6784
jkrok@ByronRE.com
Licensed Real Estate Broker

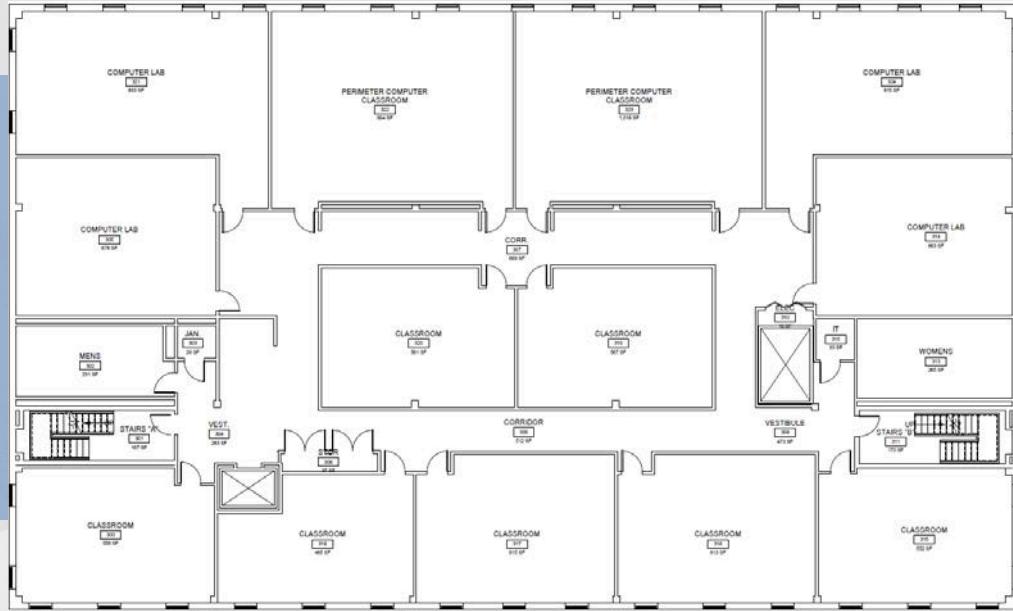
ALEXANDRA ANAGNOSTOU CBRE
Associate
+732 509 1979
alexandra.anagnostou@cbre.com
Licensed Real Estate Broker

JUSTIN RIDOLFO CBRE
Associate
+732 503 0046
justin.ridolfo@cbre.com
Licensed Real Estate Broker

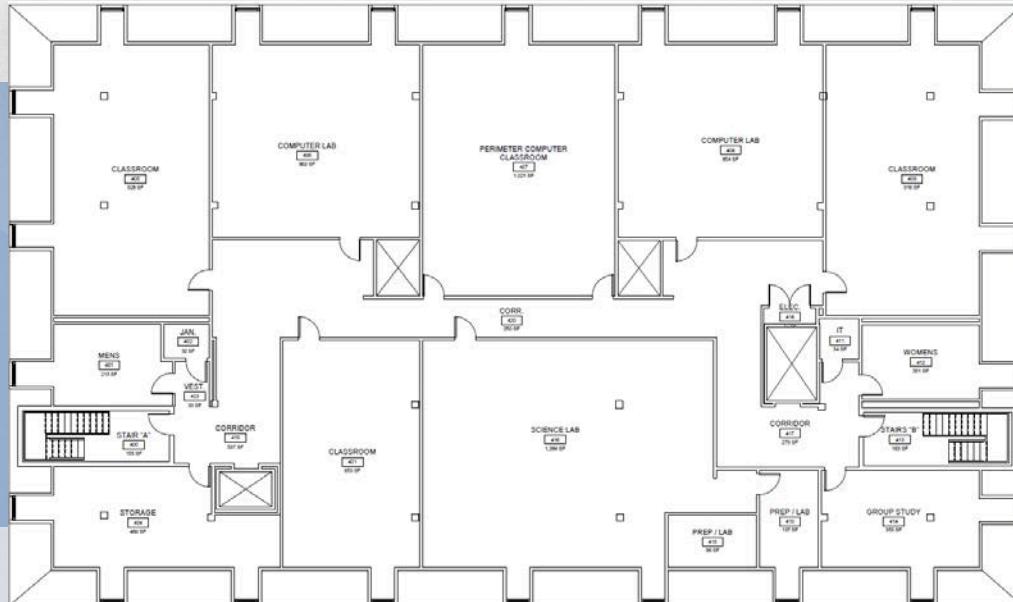
FLOORPLANS

3680 ROUTE 9 SOUTH - FREEHOLD, NEW JERSEY

3RD FLOOR 15,063 RSF



★ 4TH FLOOR 12,432 RSF



SUZANNE MACNOW CBRE
Senior Vice President
+732 580 0156
suzanne.macnow@cbre.com
Licensed Real Estate Broker

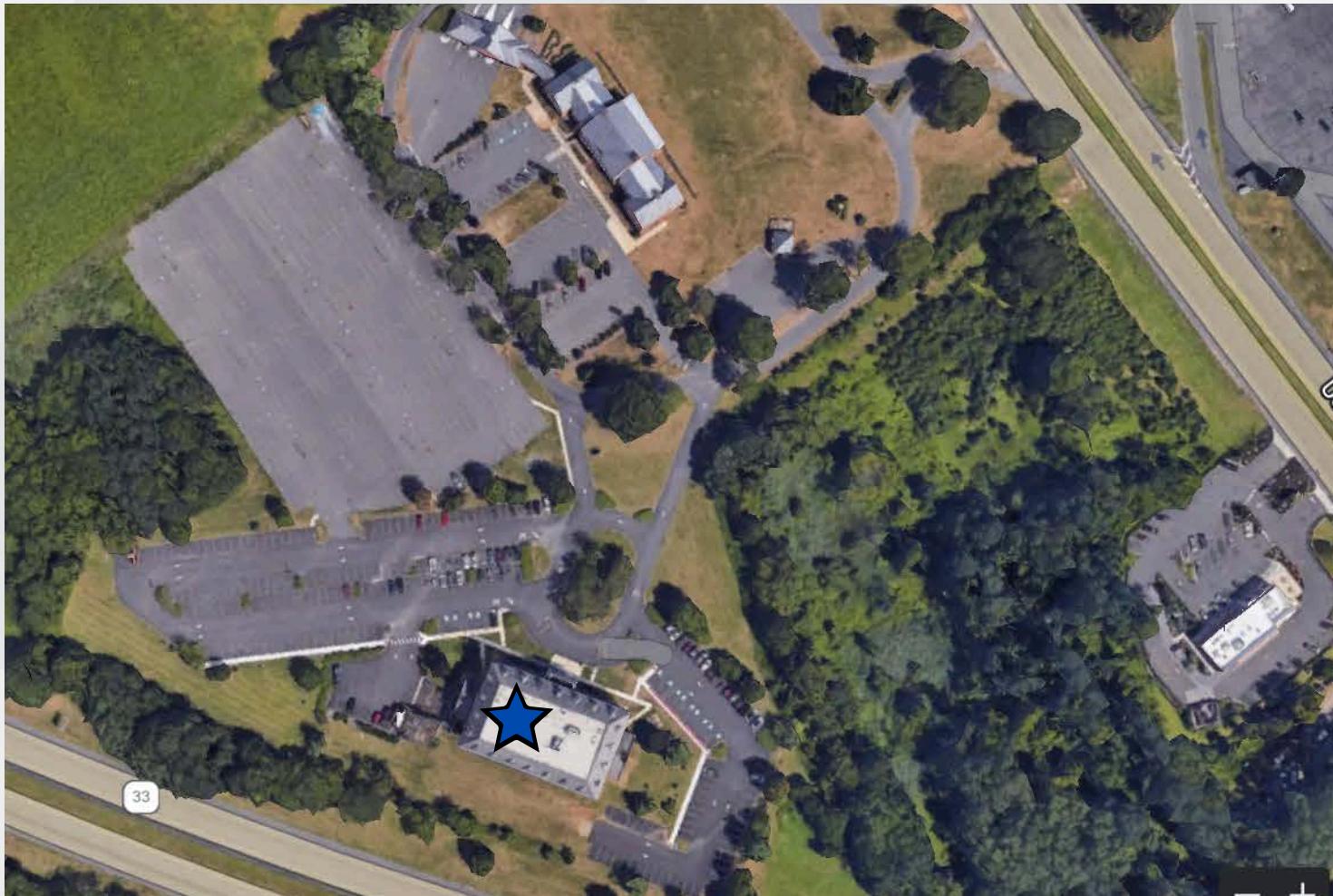
JOHN B. KROK **Byron Real Estate**
Executive Vice President
+732 673 6784
jkrok@ByronRE.com
Licensed Real Estate Broker

ALEXANDRA ANAGNOSTOU CBRE
Associate
+732 509 1979
alexandra.anagnostou@cbre.com
Licensed Real Estate Broker

JUSTIN RIDOLFO CBRE
Associate
+732 503 0046
justin.ridolfo@cbre.com
Licensed Real Estate Broker

PROPERTY AERIAL VIEW

3680 ROUTE 9 SOUTH - FREEHOLD, NEW JERSEY



HIGHLIGHTS

Desirable location

Visibility and exposure on Route 33 and Route 9

+/- 14.79 Acres - Potential to expand existing building

Abundant existing parking



**3680 ROUTE 9 SOUTH
FREEHOLD, NEW JERSEY**
4 STORY BUILDING +/ - 67,739 SQ FT ON 14.79 ACRES

SUZANNE MACNOW CBRE
Senior Vice President
+732 580 0156
suzanne.macnow@cbre.com
Licensed Real Estate Broker

JOHN B. KROK Byron Real Estate
Executive Vice President
+732 673 6784
jkrok@ByronRE.com
Licensed Real Estate Broker

ALEXANDRA ANAGNOSTOU CBRE
Associate
+732 509 1979
alexandra.anagnostou@cbre.com
Licensed Real Estate Broker

JUSTIN RIDOLFO CBRE
Associate
+732 503 0046
justin.ridolfo@cbre.com
Licensed Real Estate Broker