



**FOR
LEASE**



This versatile property spans 3.06 acres across two fully fenced lots, offering significant potential for commercial, industrial, or institutional use. The site features a 20,256-square-foot building, including 2,300 square feet of office space, with 13-foot ceilings, six grade-level doors, and 200 amp, 3-phase power, making it ideal for warehousing, light manufacturing, or service operations. Originally built in 1935, the structure remains a solid foundation for a variety of uses. Its central location in Neptune provides convenient access to major roadways, local amenities, and the Jersey Shore. With its size, functionality, and strategic positioning in Monmouth County, this property presents a valuable opportunity for investors or end users seeking room to grow.

Property Details

Building SF:	20,256
Lot Size:	3.06 acres
Clear Height:	13'
Drive In:	6

Jonathan LaSala (315)-882-7531
jlalasa@ironhornenterprises.com
www.ironhornenterprises.com



