

For Lease

401 Industrial Way West, Eatontown, New Jersey
±136,998 Sq. Ft. Industrial & Office



SPECIFICATIONS

Sq. Ft.:	± 136,998 Sq. Ft. Total
Acres:	± 20,000 Sq. Ft. Two Story Office
Zoning:	± 8.2 Acres; Block #3503, Lot #7
Year Built:	BP2– Business Park 2
	1988 (Ike Heller Construction)
Loading:	Walls– Tilt Up Concrete
	Floors– Reinforced Concrete
Ceiling:	(7) 9' x 10' Docks w/Levelers
Columns:	(1) 12' x 14' Drive In
Parking:	28' Ft. Clear
Power:	42' x 42' Ft.
Utilities:	122 Striped Car Parking
Lighting:	-
Sprinkler:	Gas Heat, City Water & Sewer
Taxes:	Air Conditioning in Warehouse
Lease Rate:	Average Density Wet System
	\$ 299,905.40 (2018)
	\$ 8.00 Sq. Ft. Base Rent

LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES

Bill Hettler

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Resume: www.williamhettler.com

The information above has been obtained from reliable sources. While believed to be accurate, it has not been verified and therefore no guarantee, warranty or representation to its accuracy can be made. It is your responsibility to confirm its accuracy and completeness. Logistic Realty, LLC - Licensed Real Estate Broker

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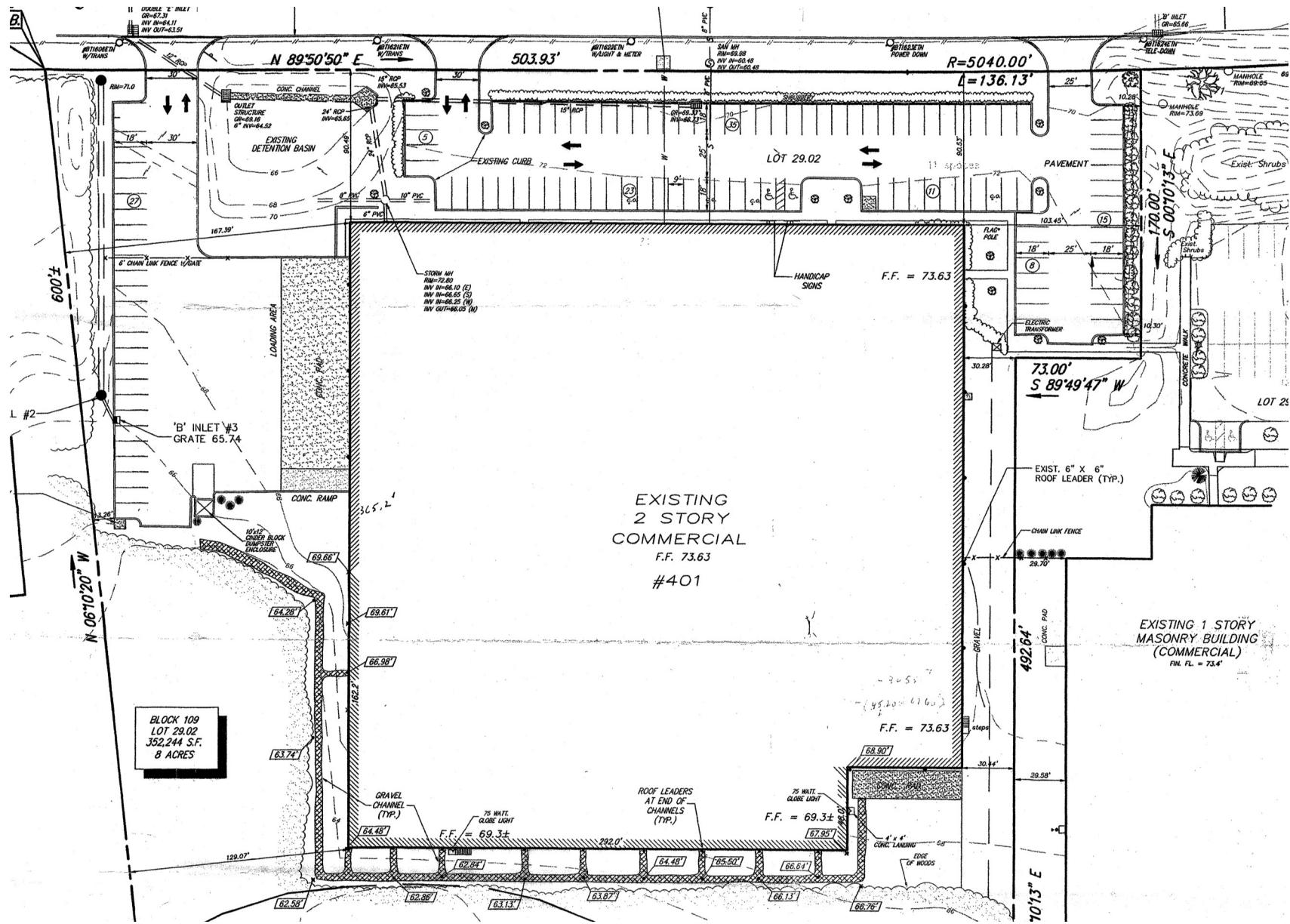
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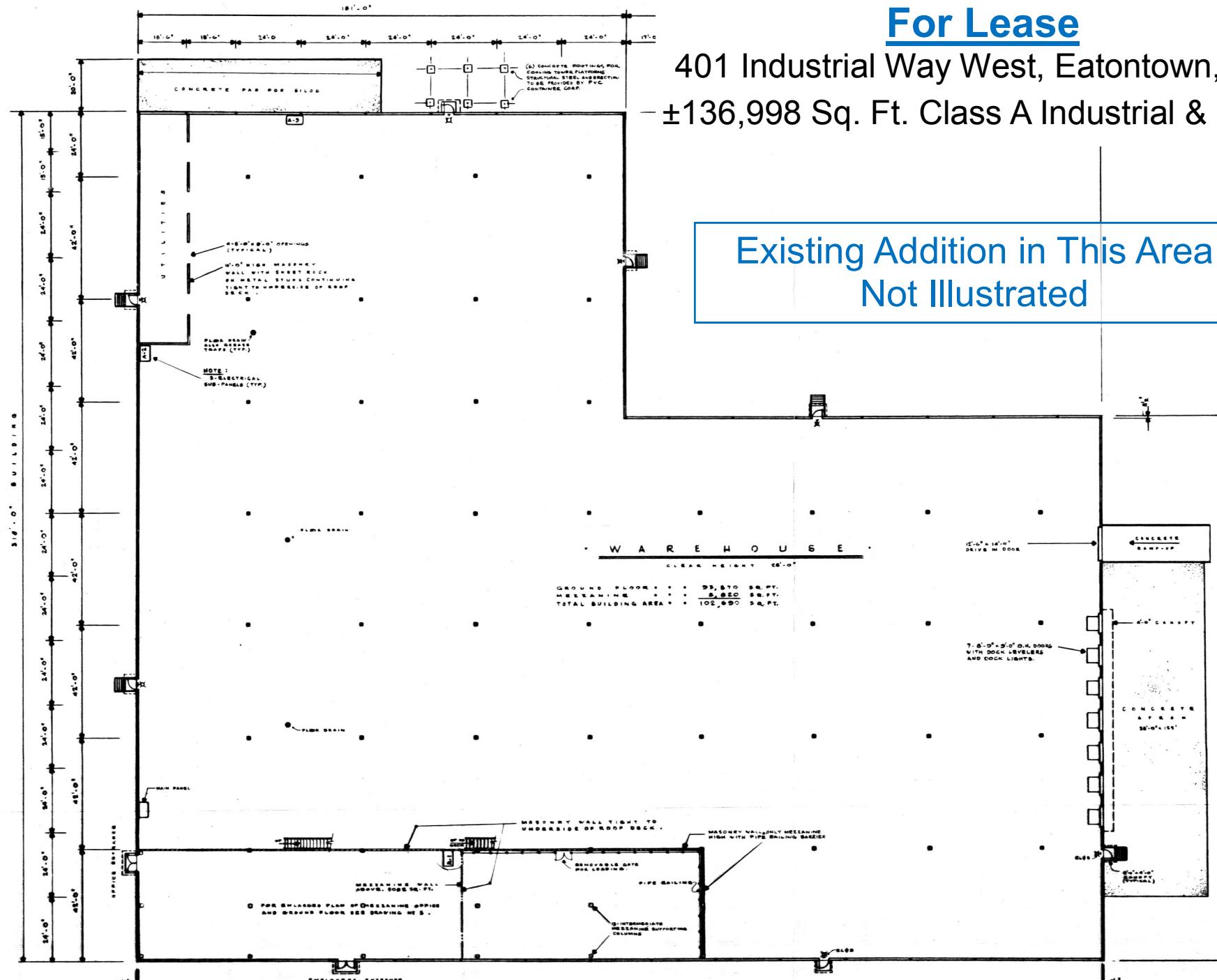


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Existing Addition in This Area
Not Illustrated

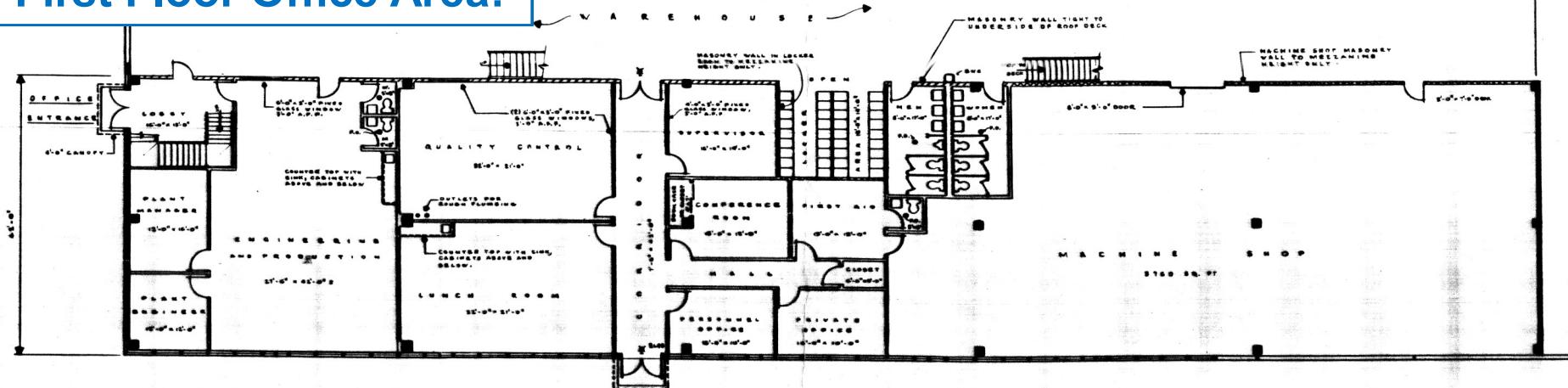


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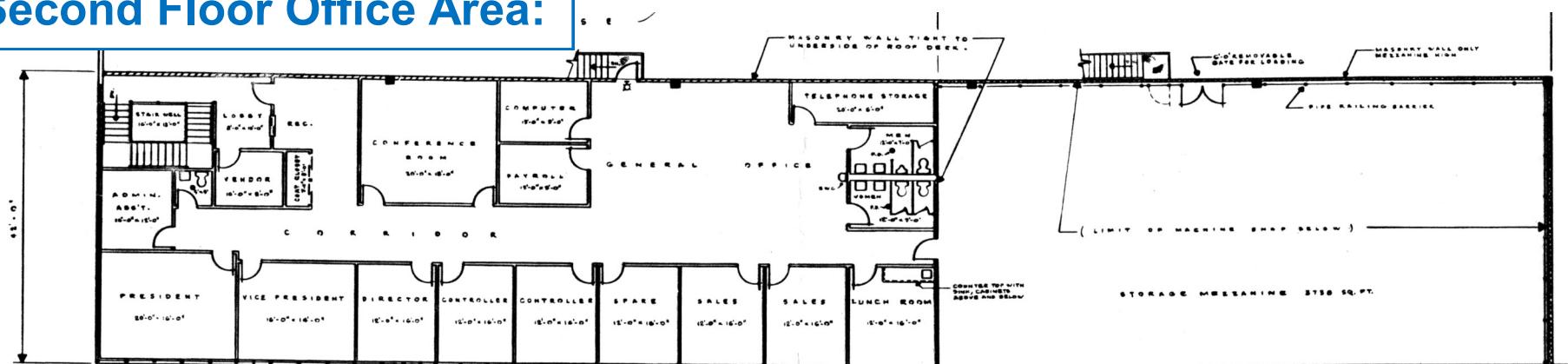
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First Floor Office Area:



Second Floor Office Area:



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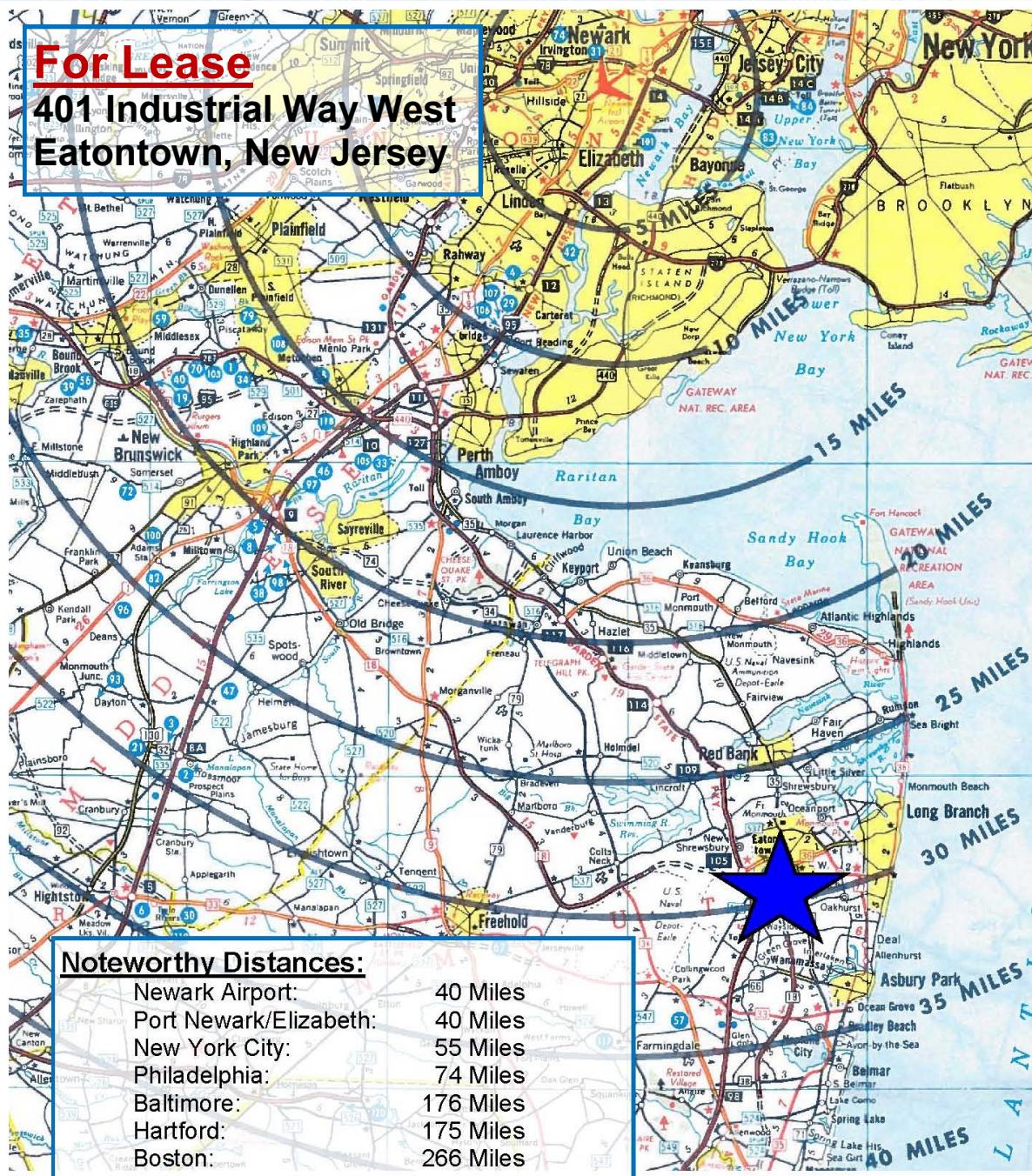


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Noteworthy Distances:

Newark Airport: 40 Miles
Port Newark/Elizabeth: 40 Miles
New York City: 55 Miles
Philadelphia: 74 Miles
Baltimore: 176 Miles
Hartford: 175 Miles
Boston: 266 Miles

LOCATION:

- Minutes to Junction of Garden State Parkway Exit #105 & Route 18
- Approx. 40 Minutes to Newark Airport / EWR
- Under 60 Minutes to New York City

Monmouth County Corporate Neighbors:

- Meridian Health, Wall- 10,197 Employees
- Monmouth Medical Center, Long Branch- 2,400 Employees
- Commvault, Tinton Falls- 1,973 Employees
- Monmouth University, Long Branch- 1,375 Employees
- Vonage Holdings, Holmdel- 1,258 Employees

Also Noteworthy:

- Fort Monmouth: ± 3 Miles
- Lakewood Industrial Park: ± 20 Miles
- Edison/Raritan Center: ± 27 Miles
- Brooklyn, New York: ± 45 Miles

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