

For Lease

401 Industrial Way West, Eatontown, New Jersey

±136,998 Sq. Ft. Industrial & Office



**Class A
Headquarters Facility**



SPECIFICATIONS

Sq. Ft.:	± 136,998 Sq. Ft. Total ± 20,000 Sq. Ft. Two Story Office
Acres:	± 8.2 Acres; Block #3503, Lot #7
Zoning:	BP2– Business Park 2
Year Built:	1988 (Ike Heller Construction) Walls– Tilt Up Concrete Floors– Reinforced Concrete
Loading:	(7) 9' x 10' Docks w/Levelers (1) 12' x 14' Drive In
Ceiling:	28' Ft. Clear
Columns:	42' x 42' Ft.
Parking:	122 Striped Car Parking
Power:	-
Utilities:	Gas Heat, City Water & Sewer Air Conditioning in Warehouse
Lighting:	T-5 Motion Sensor
Sprinkler:	Average Density Wet System
Taxes:	\$ 299,905.40 (2018)
Lease Rate:	\$ 8.00 Sq. Ft. Base Rent

LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES

Bill Hettler

732.738.8880

whettler@logisticrealty.com

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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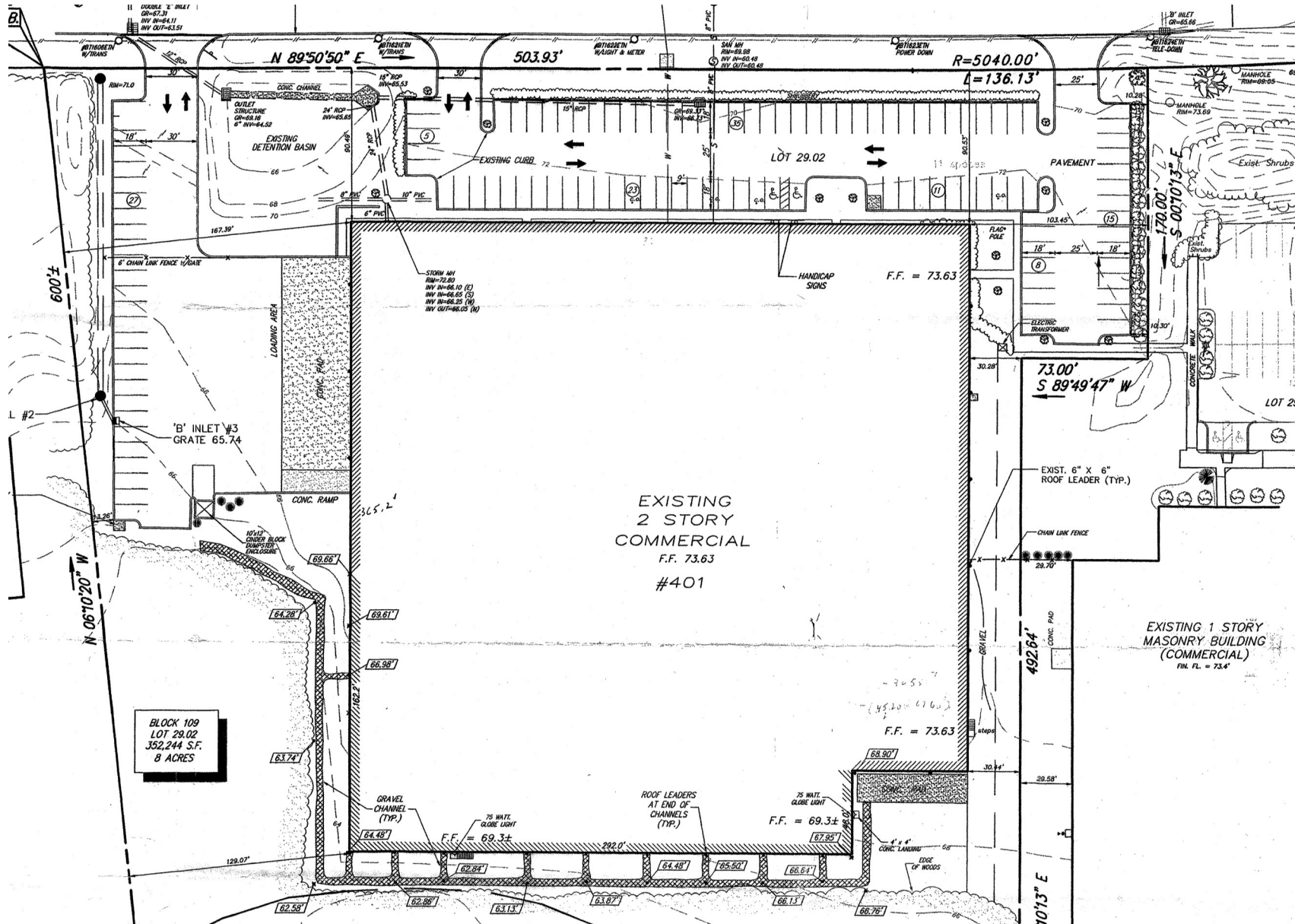
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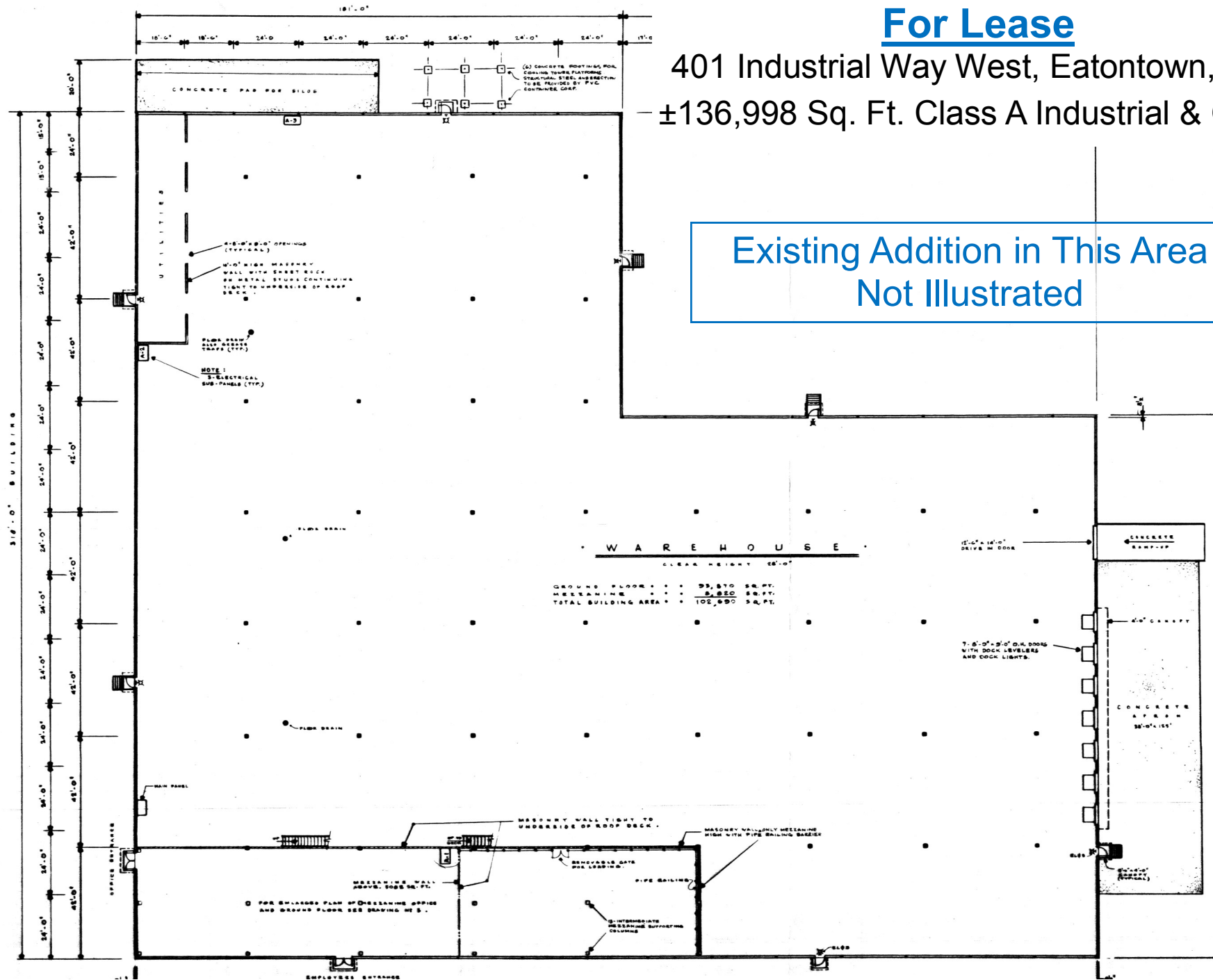


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Existing Addition in This Area
Not Illustrated



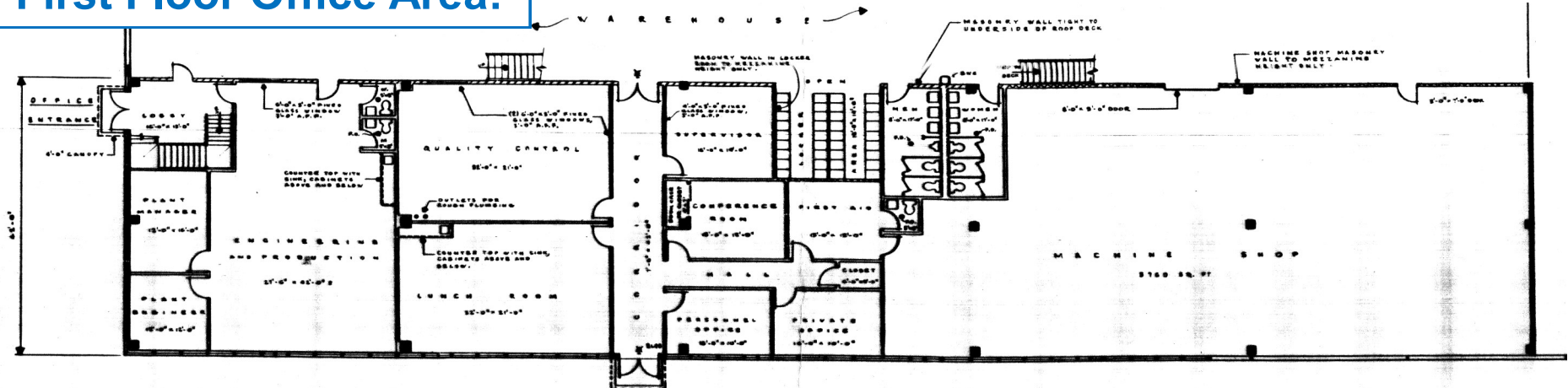
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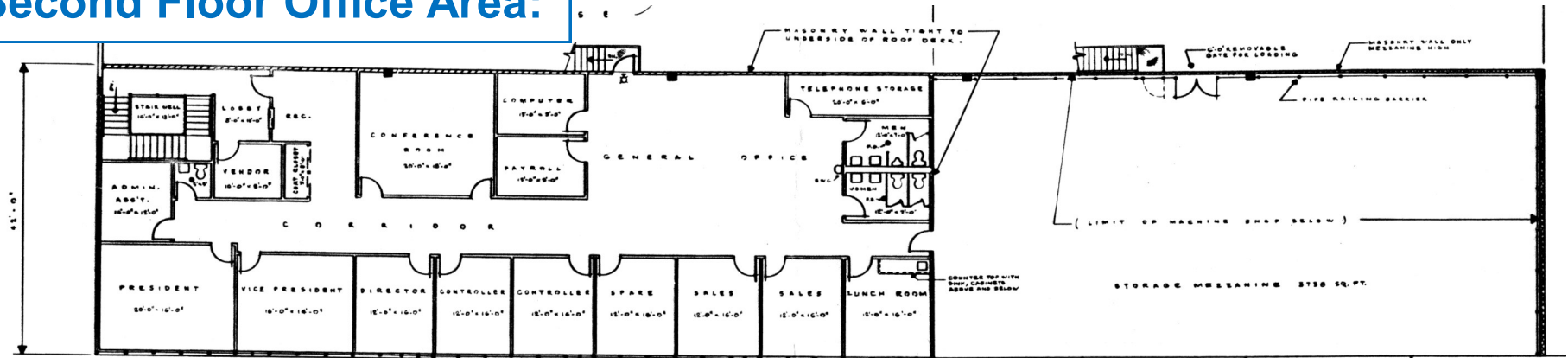
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First Floor Office Area:



Second Floor Office Area:



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**401 Industrial Way West, Eatontown, N.J.
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Junction:

**Garden State Parkway
Exit #105 & Route 18**

Route 36

Monmouth Mall

Route 35



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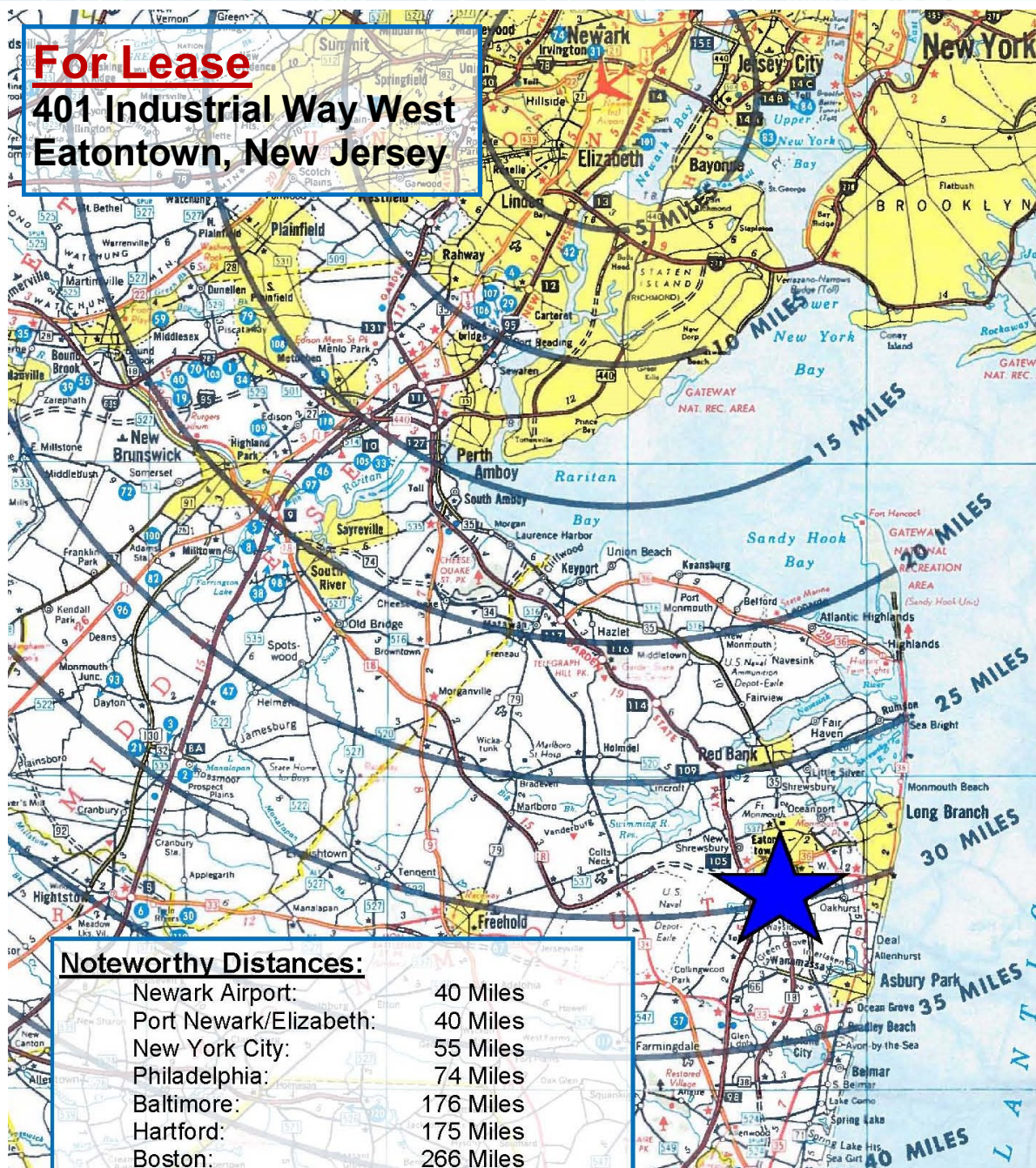
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LOCATION:

- 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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