

FOR SALE



960 Holmdel Road, Holmdel, NJ
BUILDING I – 37,000 SF

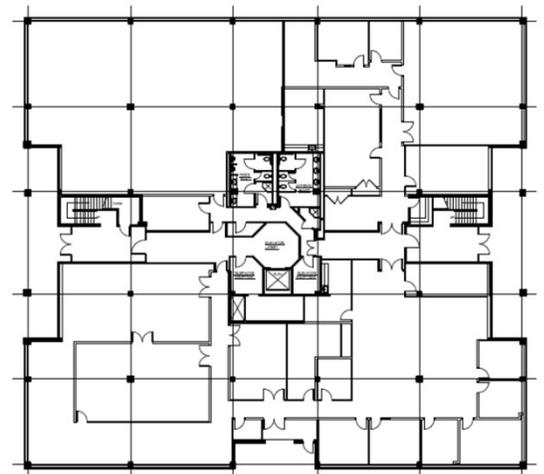
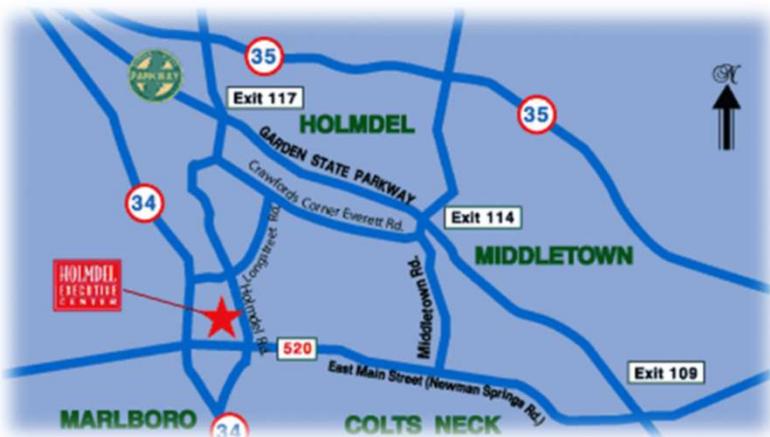
CALL FOR PRICING AND ADDITIONAL INFORMATION

PROPERTY HIGHLIGHTS

- 2- Story, 37,000 square foot office building
- 18,500 sf floor plates (divisible)
- Part of a 2-building Office Campus
- +/- 8.39 Acre Site
- +/- 190 parking spaces (5/1,000)
- Beautiful outdoor landscape grounds with seating areas
- Access to on-site Bike Share Program

INVESTMENT HIGHLIGHTS

- Ideal for Owner/User Investment
- Currently 37.5% leased
- Entire 1st floor available measuring 18,200 SF plus 5,000 SF vacant on second floor
- Potential Alternative Use - Medical, R&D Opportunity
- Building II – 100% leased-can be made available.



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LOCATION HIGHLIGHTS

- Located just off Routes 34 & 520
- Within close proximity to the Garden State Parkway via exits 114 and 109
- Near Routes 35 & 18
- 1 Mile from the Hazlet Train Station
- 2 Miles from Bell Works, a mixed-use destination for work, dining, shopping, and entertainment.
- Centrally located near several major retail hubs, including the high-traffic Commons at Holmdel and Holmdel Towne Center and Fox Hollow Vinyard.
- Within a 10-minute drive, you can access a wide range of department stores, specialized grocers, and unique boutique experiences.

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