

**86,000 SF Free Standing Facility
on 7.3 Acres Available For Lease**
332 Applegarth Road, Monroe, NJ



**+2 Acres
Trailers or
Outside
Storage**



• Fully Renovated 2019 • Cross Side Tailboard Loading • LED Lighting • Immediate Occupancy

For Additional Information Contact Exclusive Broker:

Stephen Nozza, Senior Vice President | 908.217.1869 | stephennozza@gmail.com

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332 Applegarth Road, Monroe, NJ

86,000 SF Industrial Warehouse on 7.3 Acres

Specifications

- 81,203 SF Warehouse
- 4,797 SF Offices
- 21' Ceilings
- Cross Side Tailboard Loading
 - 7 - 8' x 10' High Tailboard Doors
 - 7 - 30,000 LB Levelators
 - 3 Drive-in Doors (1) 12' x 14' High
- Heavy Power - 4,000 Amps
- Wet Sprinkler
- 30' x 40' Columns
- LED Lighting
- 50 Car Parking Plus 2 Extra Acres (Stoned)
- Zoned L-I

Lease Price

- **\$15.00 PSF Net (Includes 2 Extra Stoned Acres)**
- \$2.68 PSF - OPEX

Location

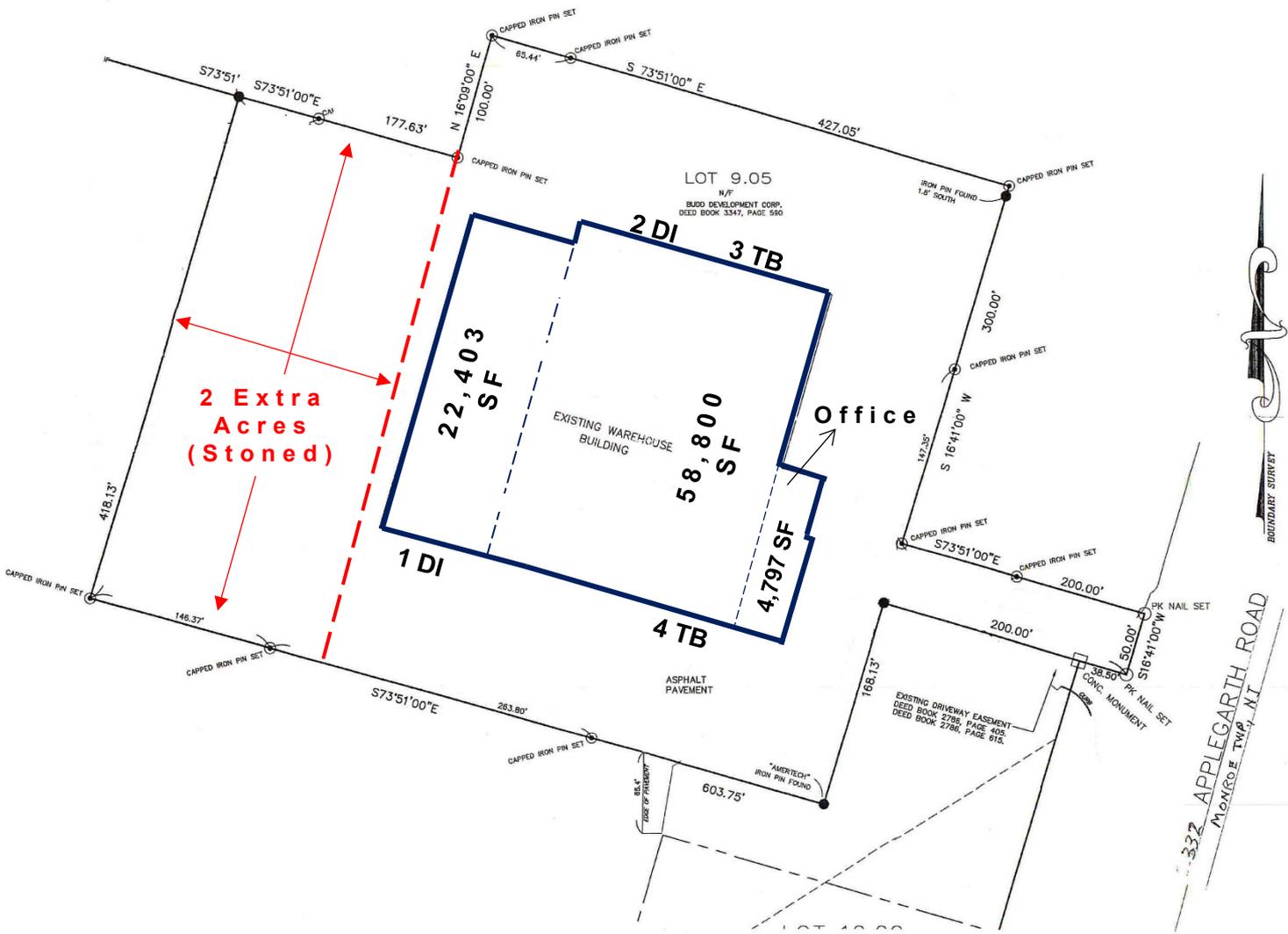
- Minutes from Exit 8-A of NJ Turnpike





332 Applegarth Road, Monroe, NJ

Property Survey





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Location Aerial & Map

