



## 92 State Hwy 33

92 State Hwy 33, Manalapan, NJ 07726

**BERKSHIRE  
HATHAWAY** | **FOX & ROACH,  
REALTORS®**  
HOMESERVICES



**Randy Beth Breitman**

Berkshire Hathaway HomeService Fox & Roach  
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(732) 996-9391



## 92 State Hwy 33

\$2,490,000

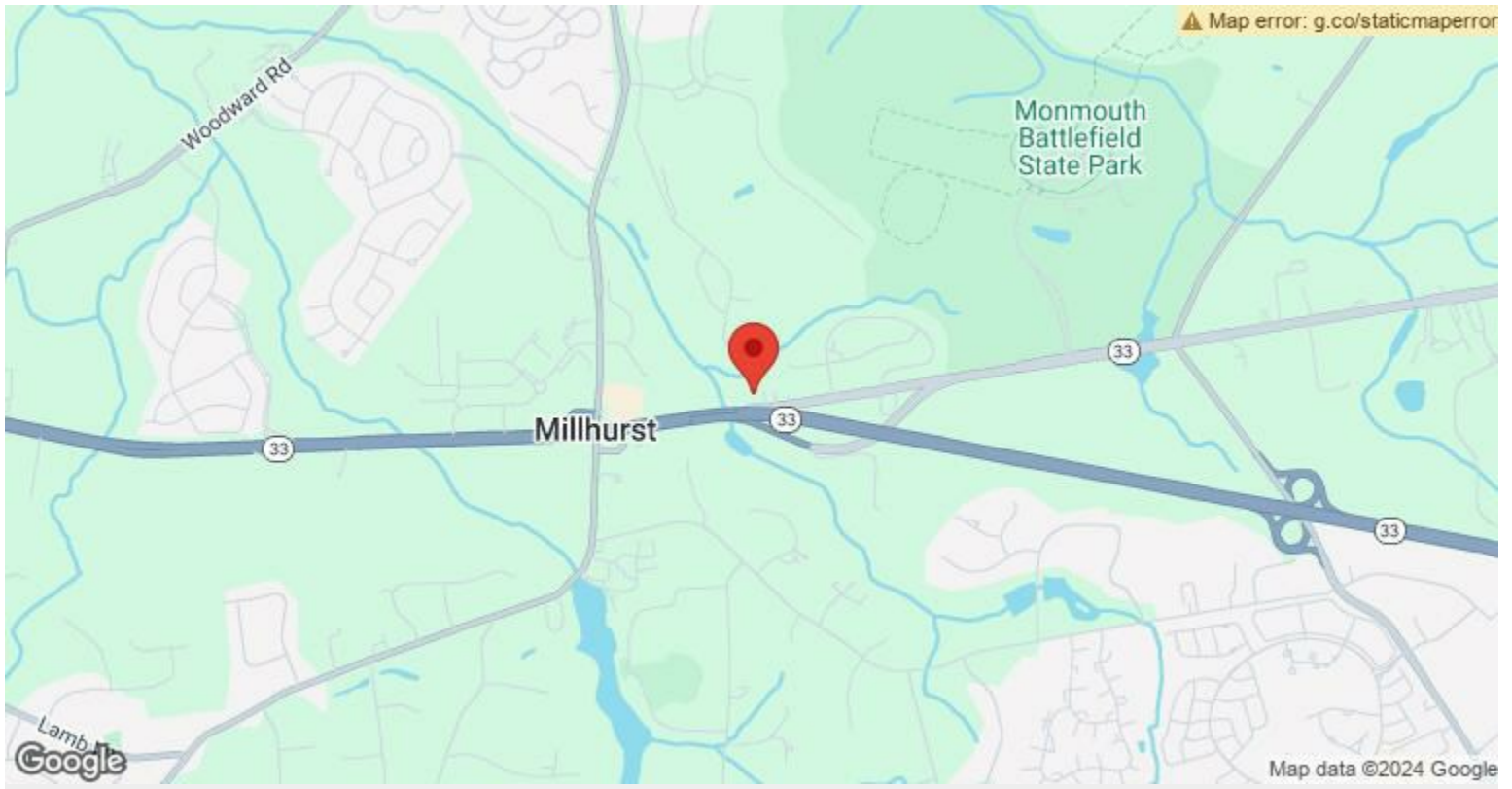
Location location location!! New Site Plan and approvals for self-storage facility. Property is located on busy hwy 33 NJ. 4000 SF heated warehouse with 2 overhead doors, drive thru capability, 10% new office space, buildable 5.31 acres. Zoning: SED-5/flex space. 2 curb cuts, gas electric septic well, water at highway. Billboard generates income. Buyer will inherit sellers due diligence, new phase 1, survey, Amazing investment!! Near GSPkwy Tpke, Route 9. ,18

Contact Randy for showings at (732) 996-9391....

- 4000 sq ft warehouse, approvals for self storage
- 10% office build out.
- 2 overhead doors with drive through capability.



Price:	\$2,490,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment
Lot Size:	231,304 SF
Rentable Building Area:	4,000 SF
Rentable Building Area:	4,000 SF
Sale Conditions:	Redevelopment Project
No. Stories:	1
Year Built:	1965
Tenancy:	Single
Parking Ratio:	0.5/1,000 SF
No. Drive In / Grade-Level Doors:	2
Zoning Description:	SED-5/flex



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# Property Photos



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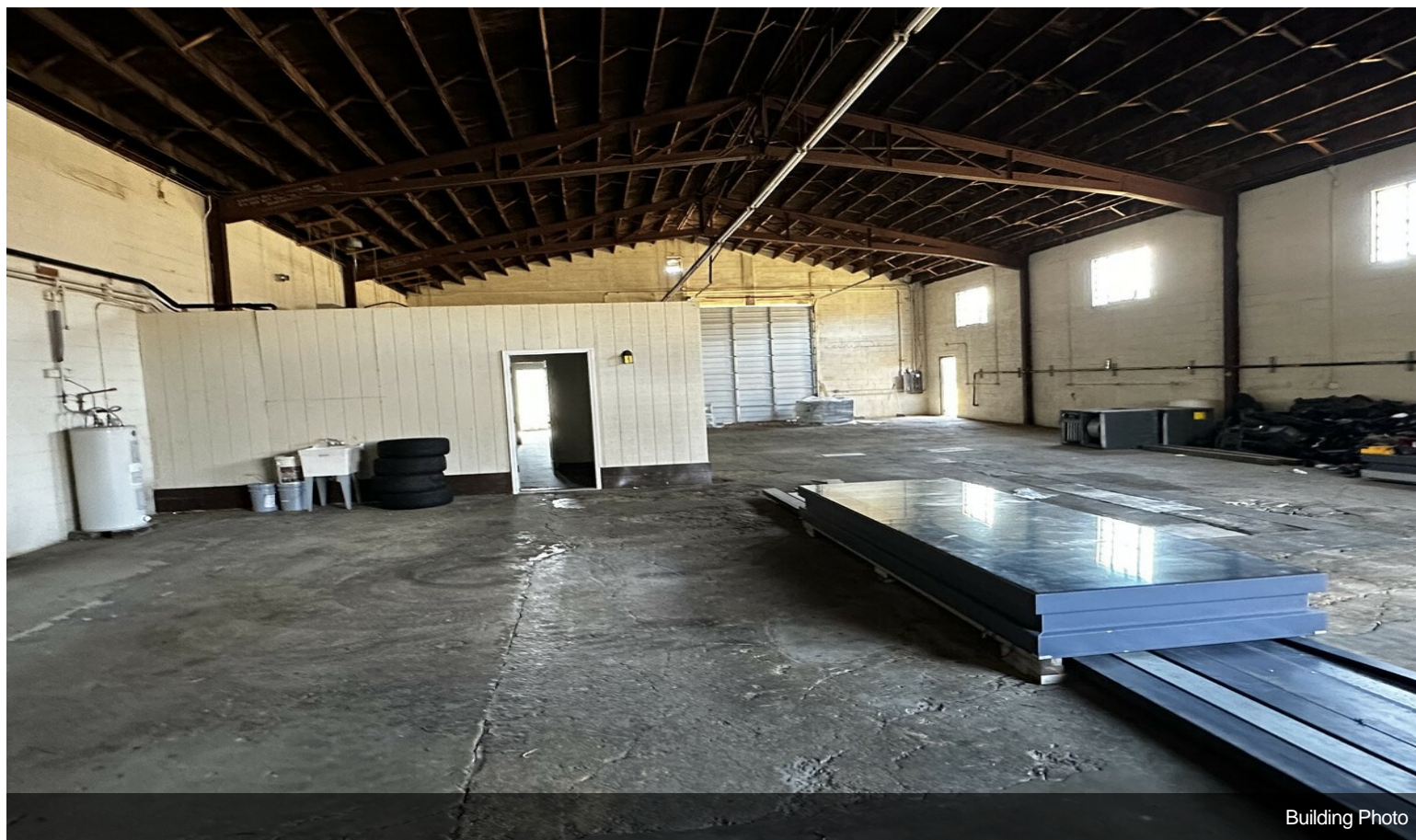


Building Photo

# Property Photos



# Property Photos



Building Photo



IMG\_9191

# Property Photos



IMG\_9199 (1)



Plat Map