



Property Description

Phoenix Plaza Building is an office/warehouse building with a total square footage of 14,872 recently built in 2016. The building is constructed of pre-engineered steel with a decorative brick facade facing the street.

Phoenix Plaza is located off Route 33 (local business) on the Freehold-Howell border in Central Monmouth County. It is accessible to major roads including the Garden State Parkway, Routes 9, 18, 33, 34 and I-195

Property Highlights

- Ceiling Height: 22'
- Column Spacing: Clear Span
- Loading: 3 Drive Ins (12'x 8'), 1 Tailgate (8'x10')
- Outdoor Storage: ±10,400 sf
- Parking: 32 Lined Spaces
- Zoning: Special Economic Development (SED)

Offering Summary

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	14,872 SF
Lot Size:	3 Acres
Building Size:	14,872 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,278	11,412	27,755
Total Population	3,214	31,304	81,123
Average HH Income	\$99,466	\$102,530	\$110,937



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Each Office Independently Owned and Operated

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Front Elevation



Side Elevation



Rear Loading



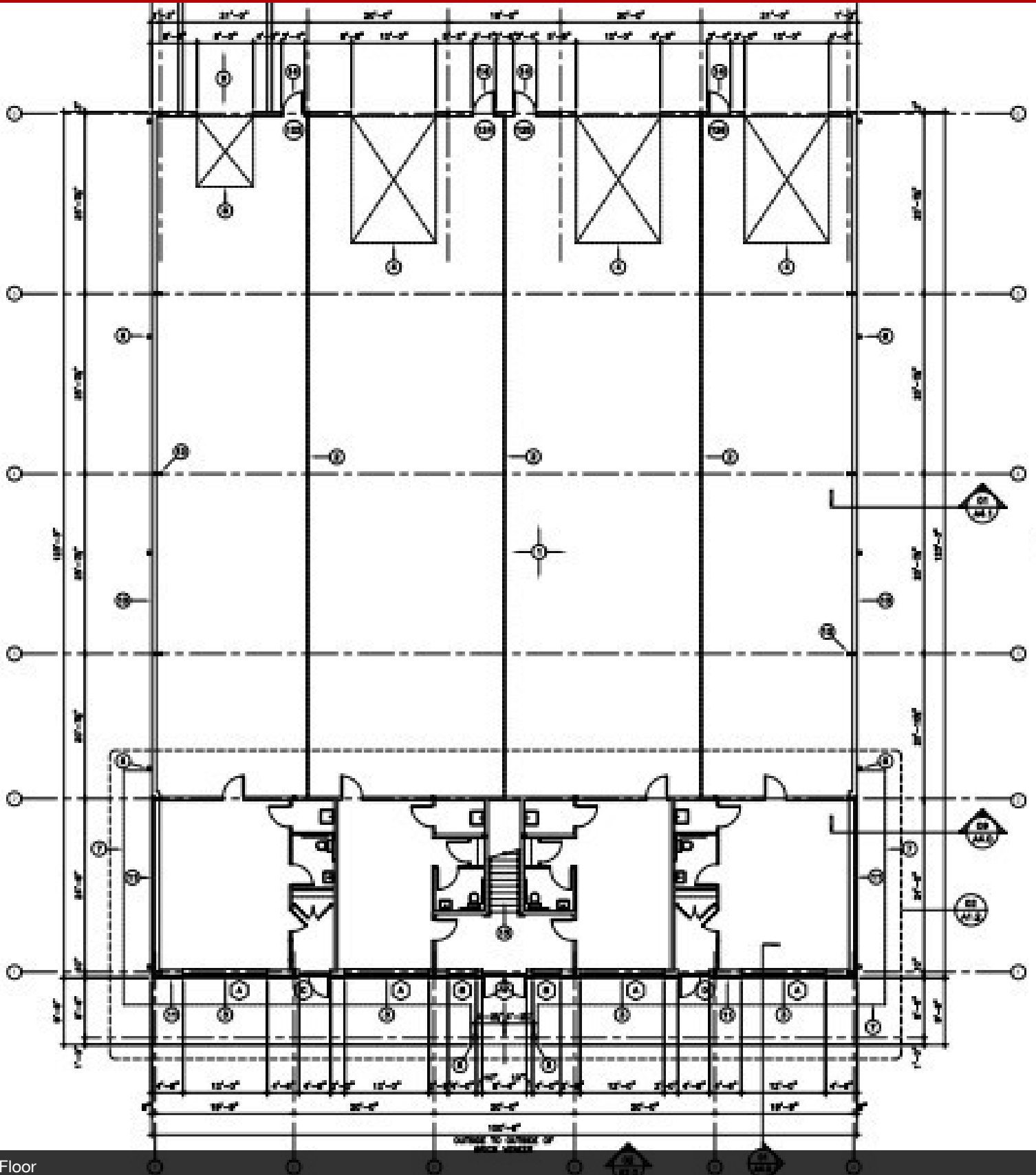
Signage



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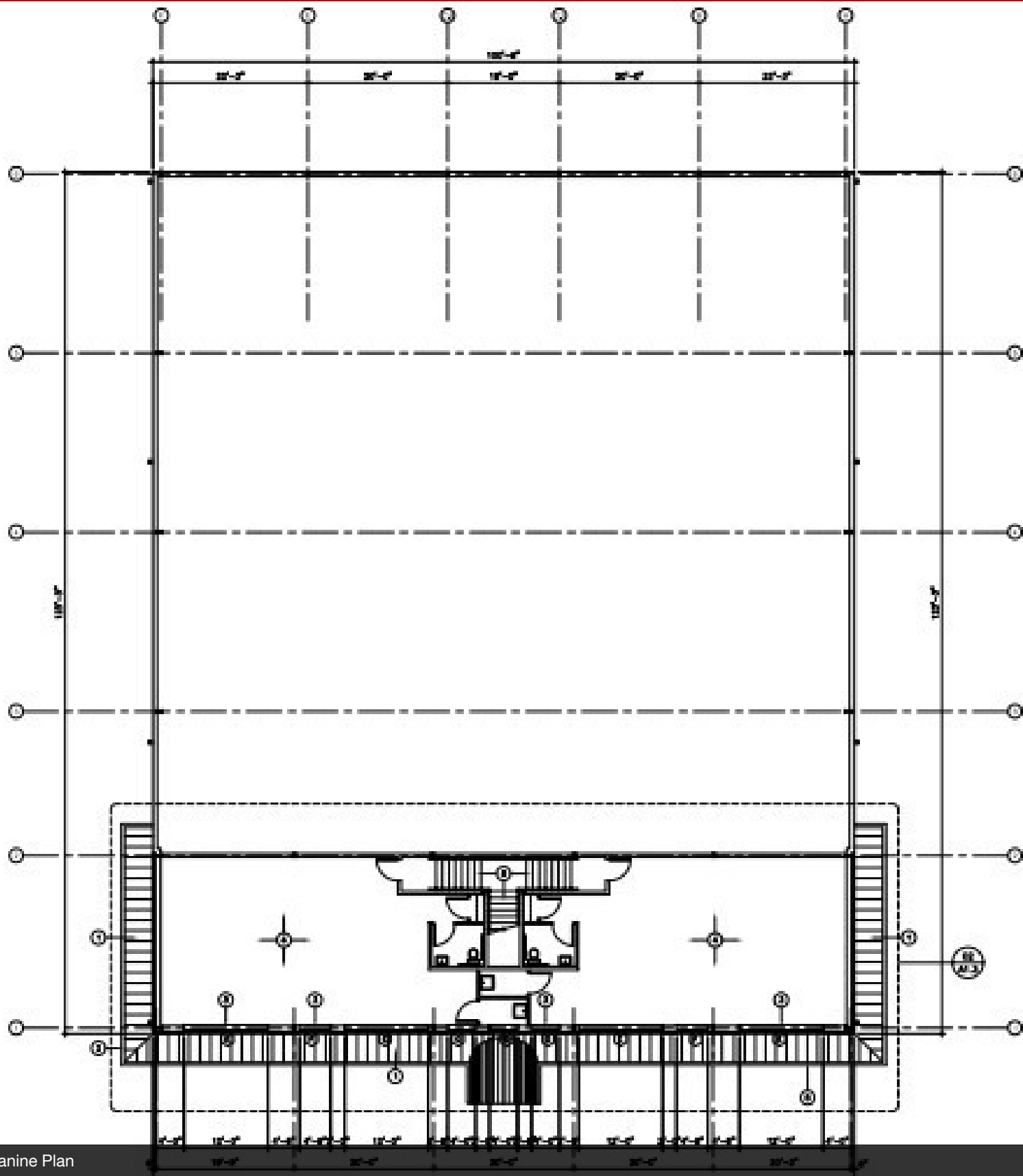
First Floor



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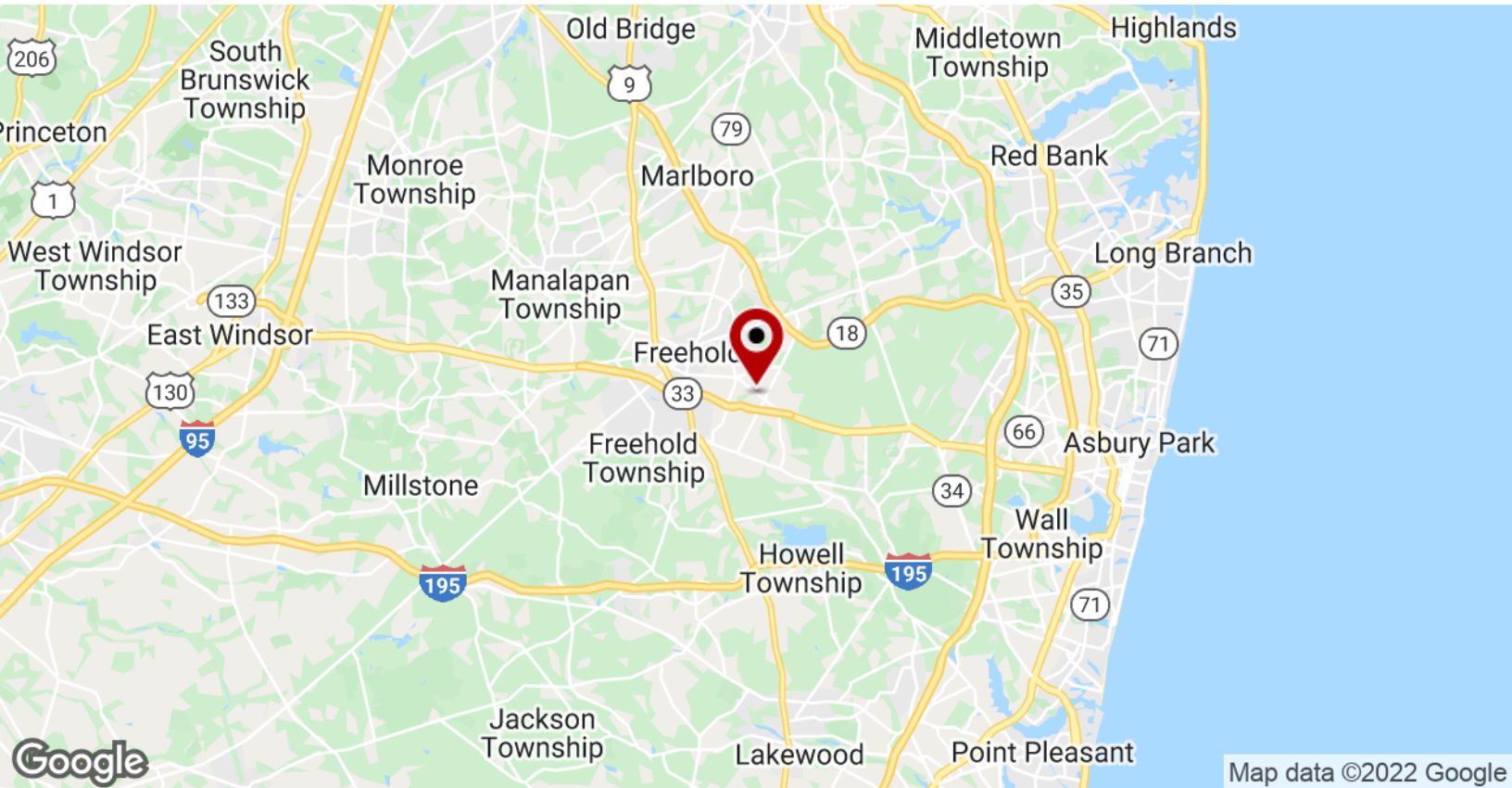
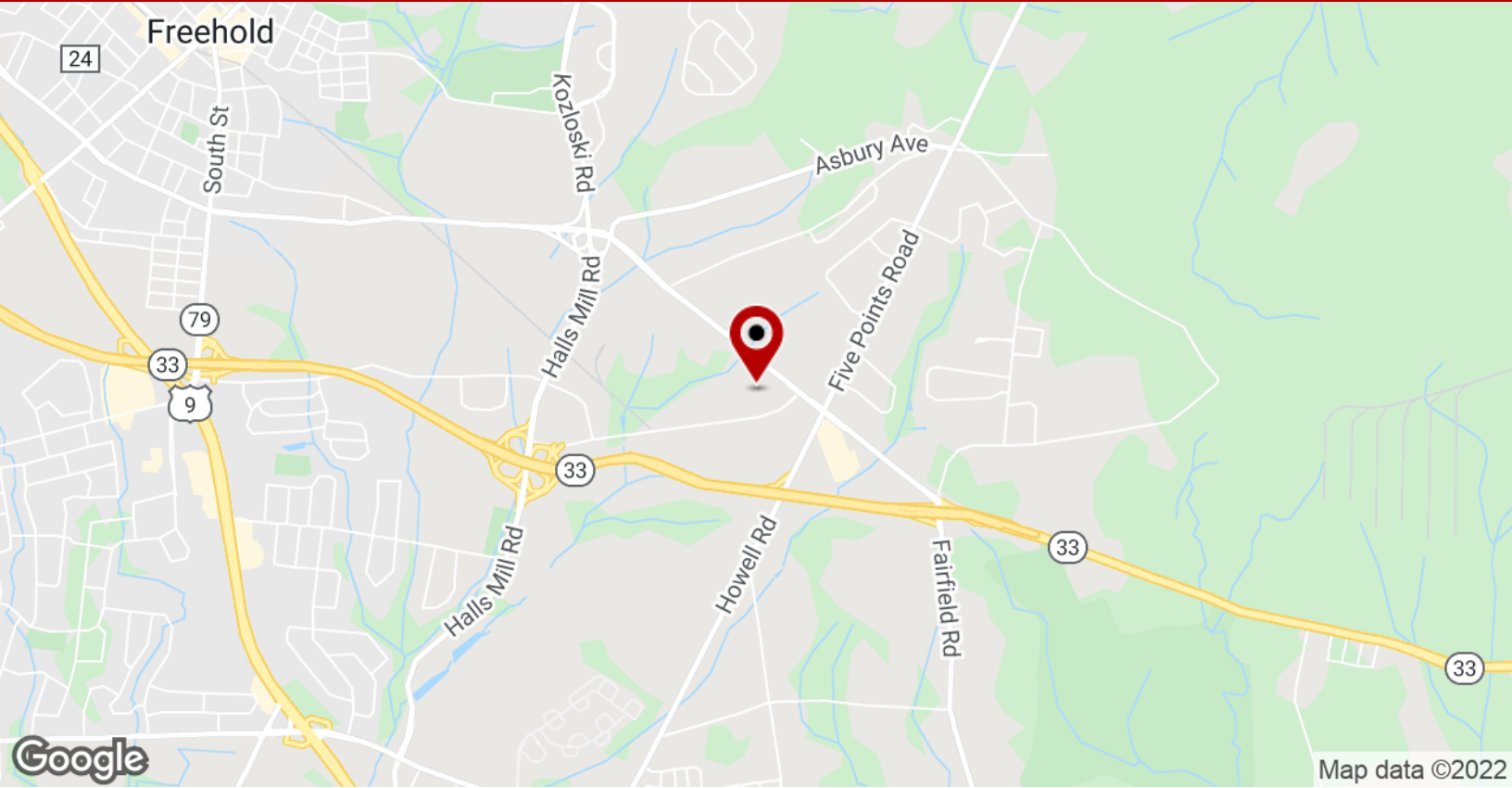
Mezzanine Plan



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