

# MONMOUTH PARK CORPORATE CENTER II, 2 Crescent Place, Oceanport, NJ



## BUILDING SIZE

291,969 square Feet

## AVAILABLE SPACE

68,523 square feet

Bldg III: 24,510 RSF

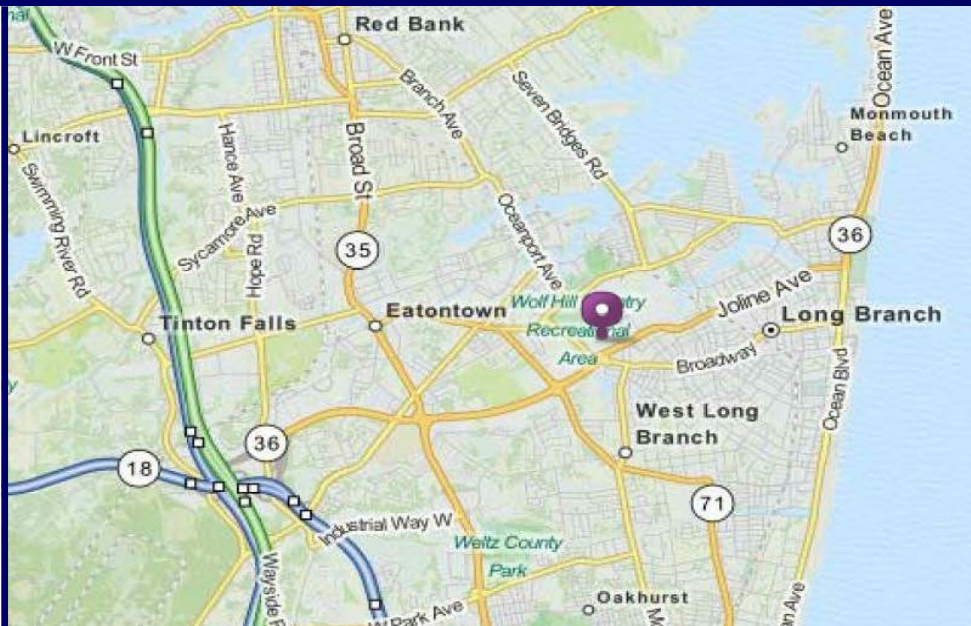
Bldg IV: 44,013 RSF

## RENTAL RATE & TERM

Upon Request

## FEATURES

- Direct Access to Routes 36 (frontage), Route 35 and Garden State Parkway - Exit 105 and Rt. 18
- Office, Research & Development, Assembly and Warehouse
- Heliport (available)
- On Site Management
- Across the street from Wolf Hill Recreational Area



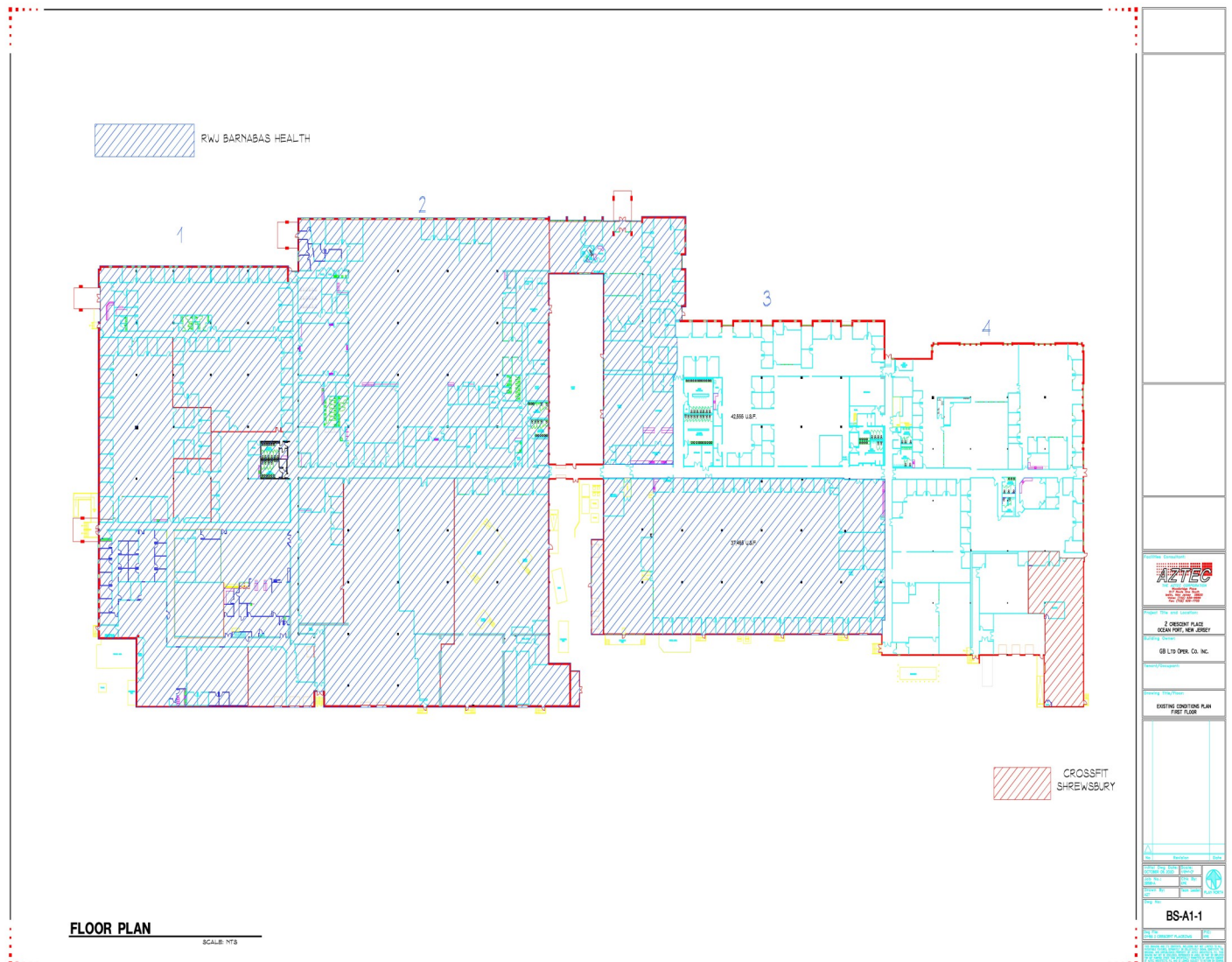
**Byron**  
REAL ESTATE CO., INC.

63 WEST MAIN STREET  
P.O. Box 5008  
FREEHOLD, NJ 07728  
PHONE: (732) 780 7780  
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**www.BYRONRE.com**  
Licensed Real Estate Broker

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### Directions to building:

GSP to Exit 105. Follow Route 36 East. Go East approx. 5 miles and turn left via Broadway jug handle. Cross over Route 36. At second entrance on right turn into Monmouth Park Corporate Center II.

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*Building Size* - Four (4) interconnected buildings of 291,969 RSF:

- Bldg. 1 – 68,300 RSF
- Bldg. 2 – 93,728 RSF
- Bldg. 3 – 79,987 RSF
- Bldg. 4 – 49,954 RSF

*Communications* - Telephone & fiber optic service, Dual feed fiber optic cables, range includes from 10 meg up to an OC48 and also DWDM bandwidth from OC48 to multiple waves (exp. 2.5gig to 10gig waves).

*Heating, Ventilation & Air Conditioning* - Packaged rooftop heating and air conditioning units. Supplemental baseboard heat.

*Electric* - JCP&L and Constellation New Energy; the building is serviced by a dedicated 34,500 volt sub-station providing each building with at least 2,000 amps. of power; 3 phase, 277 / 480.

*Gas* - NJ Natural Gas.

*Water* - NJ American Water Company.

*Sewer* - Two Rivers Water Reclamation Authority.

*Roofs* - Firestone Modified Bitumen Membrane.

*Zoning* - Industrial (I) zoning plus B-3 (professional and office uses) permitted uses.

*Parking* - 1,431 spots.

*Security* -

- Card access system.
- Human security presence (provided and monitored by St. Barnabas).
- Integrated closed circuit television (provided and monitored by St. Barnabas).

*Ceiling Height* - Floor to deck: 16' to 19'. Floor to finished ceiling: 10' - 12'.

*Fire Protection* - Building is sprinklered with a wet type system. Central station monitoring by Fire Security Technologies.

*Business Incentives* - Generous incentives available from state and county sources:

- Business Employment Incentive Program ("BEIP").
- Business Relocation & Retention Program ("BRRAG").
- Customized training grants.

*Expansion* - The site can accommodate an additional 40,000 square feet and/or additional parking.

*Signage* - Monument and building.

*Acres* - 22 acres.



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