



# For Sale or Lease

**+/- 36,758 SF**

## **Building Specifications**

- +/- 36,758 SF available for sale or lease
- Potential option to expand
- +/- 15.20 acres
- +/- 9,858 SF offices
- 16' ceiling height
- 40' x 50' column spacing
- 2 loading docks
- Heavy power
- Wet sprinkler system
- Gas heat
- 7 trailer spaces
- Ideal for light manufacturing
- Temperature controlled warehouse
- Estimated Taxes & CAM: +/- \$1.63 psf taxes, \$1.21 CAM

## **Location**

- Minutes from Routes 35, 36, 18 and Garden State Parkway

**265 Industrial Way  
Eatontown, NJ**

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