



±50-ACRE BUILD-TO-SUIT SITE FOR LEASE OR SALE

3501 Route 66 Neptune, NJ



NEWMARK



CARDINAL POINT
REAL ESTATE

OVERVIEW

Property Highlights

STATE OF THE ART

"Class A" industrial warehouse and distribution facility

EXCELLENT LAST MILE DISTRIBUTION SITE

Central Monmouth County location

Immediate access to Garden State Parkway Exit 100, Routes 18, 34, 35

CUSTOMIZABLE

Build to suit option

AVAILABLE FOR LEASE OR SALE

Sale possible
Rate: Upon Request
Occupancy: Q2 2022



SPECIFICATIONS

Property Details

OVERVIEW	±50-acre site for mixed-use, retail, hotel, and/or industrial development
LOCATION	Located in Monmouth County on the west side of Route 66 at Green Grove Road Block 3903, Lot 13
AVAILABLE SF	223,000 SF
BUILDABLE ACREAGE	25 acres total
CEILING HEIGHT	36' clear
POWER	277 / 480 Volt, 3 Phase, 4 Wire, with 3,000 Amp Service (each building). The property is equipped with dual power feeds from two diverse substations.
SLAB	8"
PARKING	Trailer and car parking available
LOADING DOCKS	1 per 7,500 SF
FIRE SUPPRESSION	ESFR
LIGHTING	Motion sensor LED



Proposed Development Scenario

PROPOSED INDUSTRIAL DEVELOPMENT SCENARIO

- Warehouse: 80,000 SF
- Warehouse: 143,000 SF
- Three 5,000 SF retail buildings

SITE CONDITION

Site currently includes two office buildings which can be redeveloped into a newly-redesigned 180,000 SF office or medical space



LOCATION

Highway Access



Drive Times & Distances From 3501 Route 66	
- To Route 18:	1.4 mi / 3 min
- To Garden State Parkway:	1.2 mi / 3 min
- To Route 195:	6 mi / 10 min

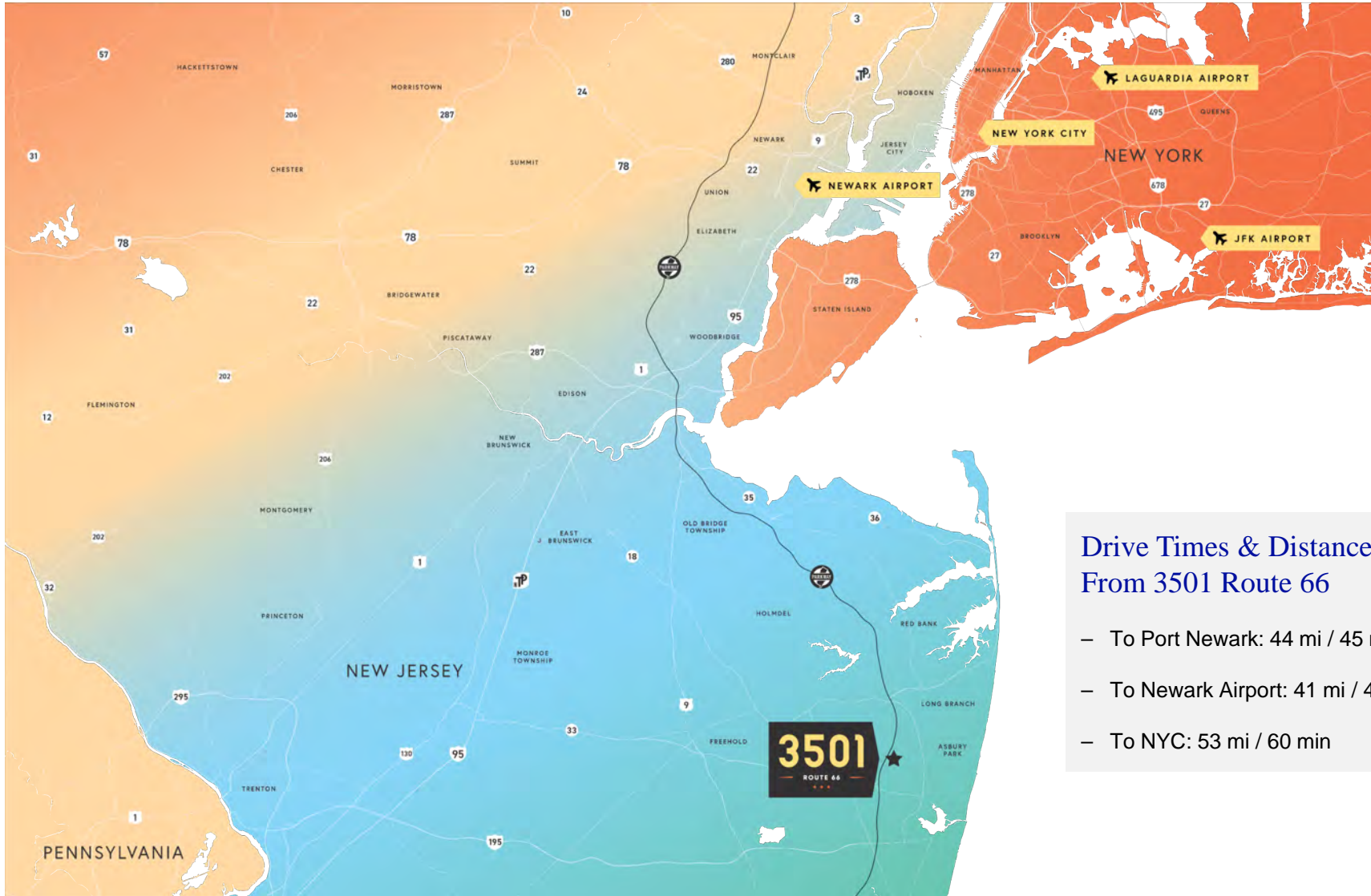
LOCATION

Local Amenities



LOCATION

Regional Access



**Drive Times & Distances
From 3501 Route 66**

- To Port Newark: 44 mi / 45 min
- To Newark Airport: 41 mi / 40 min
- To NYC: 53 mi / 60 min

3501 ROUTE 66 | NEPTUNE, NJ

Contact Us

Leasing

Todd Ward
m 908.531.2408
todd.ward@ngkf.com

Ownership

Cardinal Point
Real Estate
cardinalpointmanagement.com

201 Route 17 North, Rutherford, NJ 07070

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK



CARDINAL POINT
REAL ESTATE