



LAND

FOR SALE

# ±11.57 INDUSTRIAL LAND OPPORTUNITY

1 Biondi Ave, Old Bridge, NJ 07721

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## PROPERTY DESCRIPTION

±11.57 AC Industrial Land Opportunity ( ±5.5 AC Currently Usable)

## LOCATION DESCRIPTION

5 Miles from Route 1 & 9  
9 Miles from NJ Turnpike at Interchange 11  
26 Miles from Ports of NY & NJ

## OFFERING SUMMARY

Sale Price:	\$2,200,000
Available SF:	11.57 Acres
Lot Size:	11.57 Acres

## PROPERTY HIGHLIGHTS

- ±11.57 AC Site
- ±5.5 AC Cleared/Graded
- ±4,000 SF Two-Bay Garage & Office
- ±3,000 SF Steel Storage Shed ( 15'x 12' Overhead Door)
- Zoning: SD5 (Industrial)
- Utilities on Site
- Site is Out of the Flood Zone (Above the 100-Year Zone)
- Currently Utilized as Surface Parking for Tractors and Trailers
- Access to Ports of NY & NJ Via 1 & 9 & NJ Turnpike

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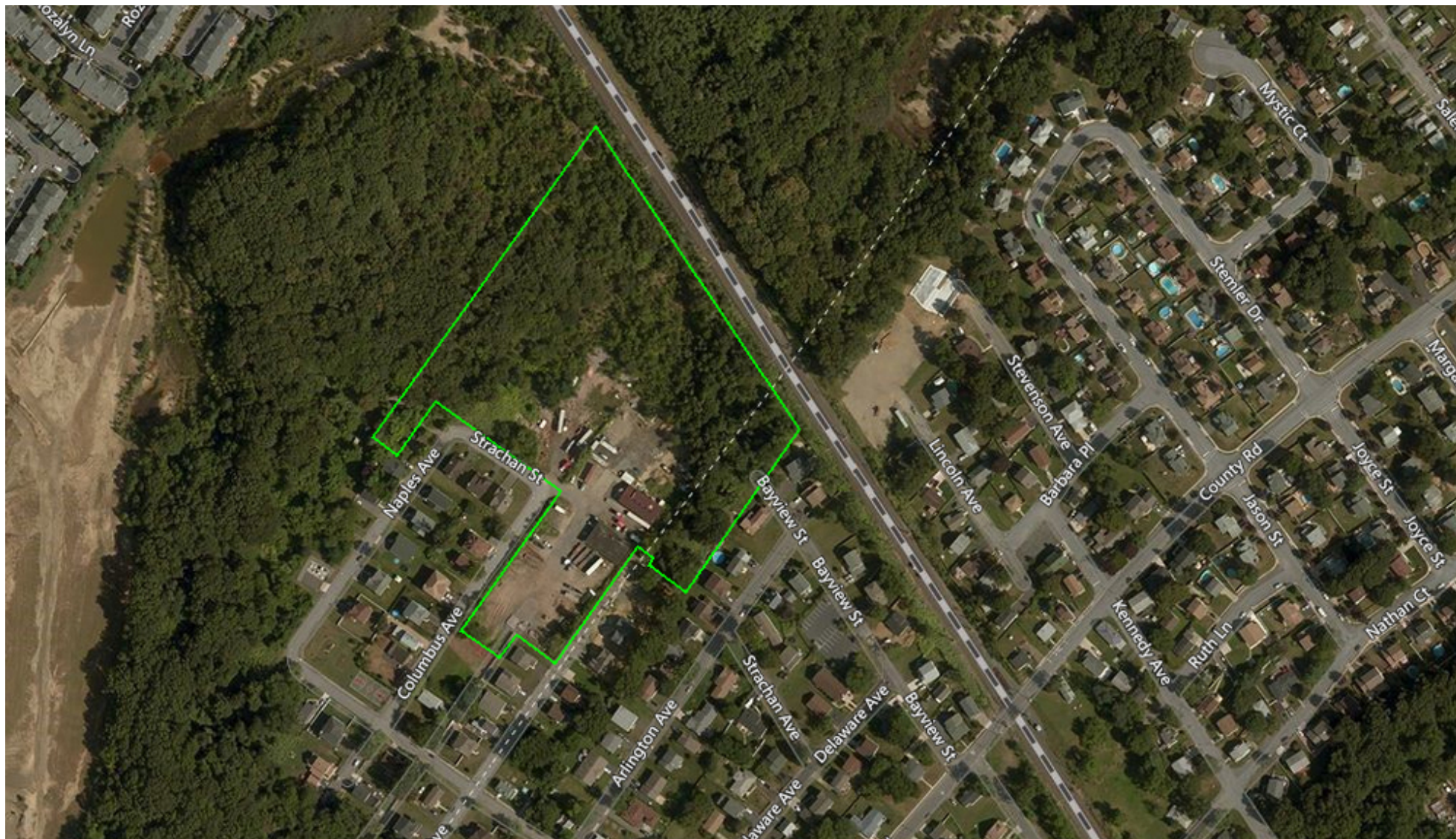


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