

• New LED Lighting • New Roof • New Parking Lot • New Loading Doors & Levelators

For Additional Information Contact Exclusive Broker:

Stephen Nozza, Senior Vice President | 908.217.1869 | stephennozza@gmail.com

Bussel Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | Bussel.com

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332 Applegarth Road, Monroe, NJ

86,000 SF Industrial Warehouse on 7.3 Acres

Specifications

- 81,203 SF Warehouse
- 4,797 SF Newly Renovated Offices
- 21' Ceilings
- Cross Side Tailboard Loading
 - 7 New 8' x 10' High Tailboard Doors
 - 1 New 12' x 14' High Drive-In Door
 - 7 New 30,000 LB Levelators
- Heavy Power 4,000 Amps
- Wet Sprinkler
- 30' x 40' Columns
- New Parking Lot to Highway Standard Specs
- 50 Car Parking Plus 2 Extra Acres (Stoned)
- Zoned L-I

Lease Price

- Call for New Reduced Pricing
- 2020 CAM & Taxes \$2.00 PSF

Location

• Minutes from Exit 8-A of NJ Turnpike







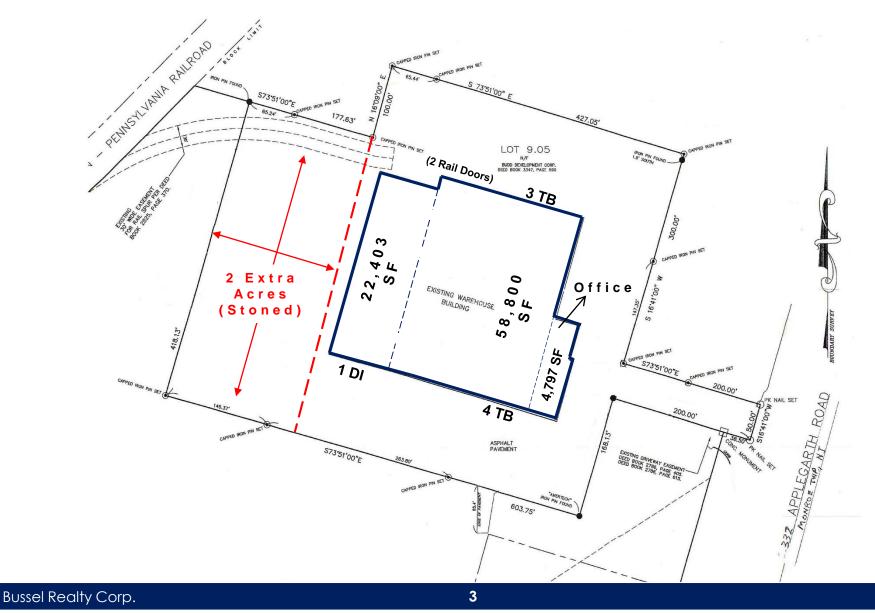




332 Applegarth Road, Monroe, NJ



Property Survey

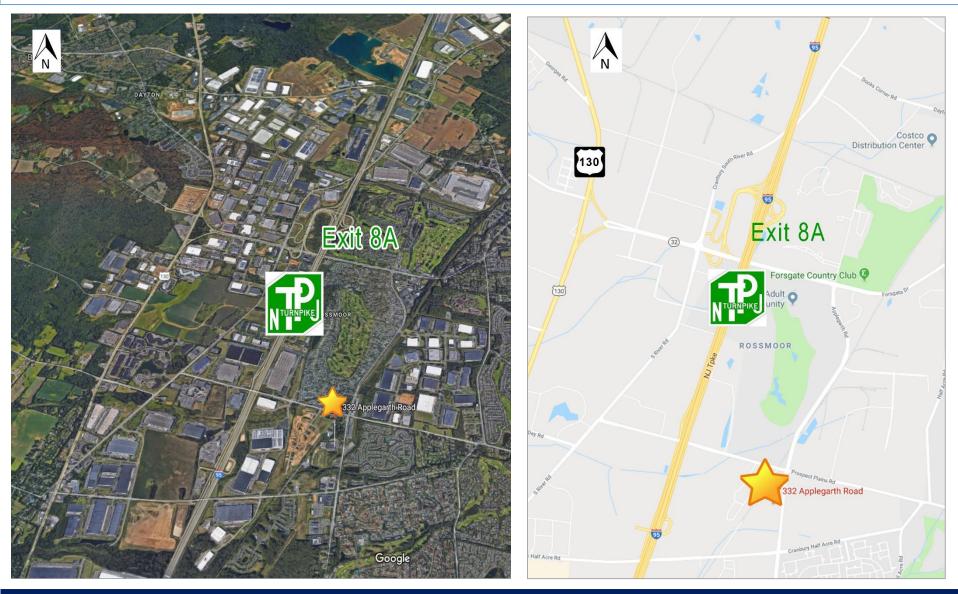


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Location Aerial & Map



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