

**86,000 SF Free Standing Facility  
on 7.3 Acres Available For Lease**  
332 Applegarth Road, Monroe, NJ



**Fully Renovated  
Immediate  
Occupancy**

**+2 Acres  
Trailers or  
Outside  
Storage**

**• 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](mailto:stephennozza@gmail.com)**

Busse Realty Corp. | 2 Ethel Road, Suite 202A, Edison, NJ 08817 | 732.287.3777 | [Busse.com](http://Busse.com)

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### 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









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## Location Aerial & Map

