

5030 SHAFTO ROAD

Tinton Falls, New Jersey



Class A Warehouse with 36 foot clear ceilings Under Construction – 42,000 SF pre-leased

EXCLUSIVE BROKER

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Elevation Renderings



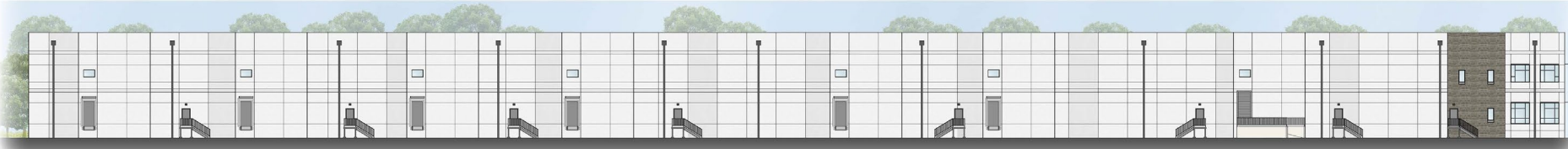
RIGHT SIDE ELEVATION



FRONT ELEVATION
(SHAFTO RD.)



REAR ELEVATION



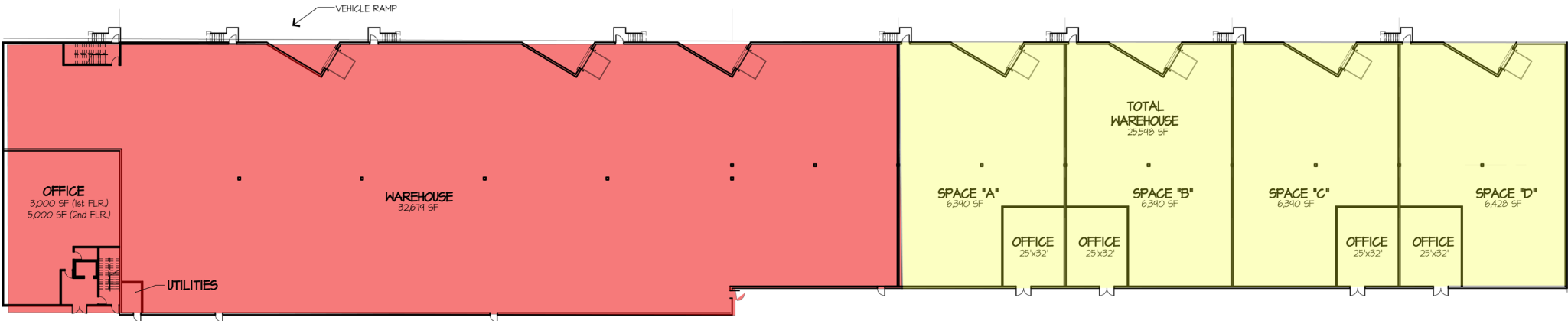
LEFT SIDE ELEVATION



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Floor Plan

4

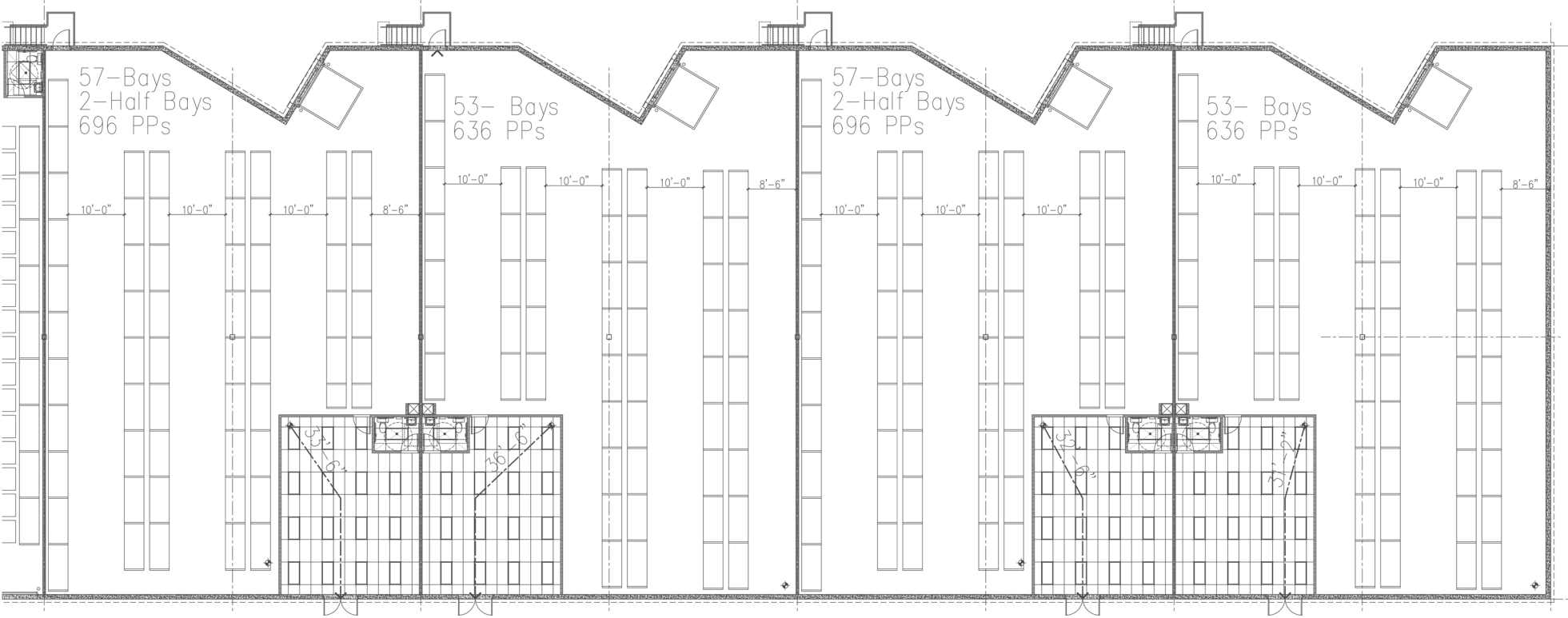


 Pre-leased
 Available

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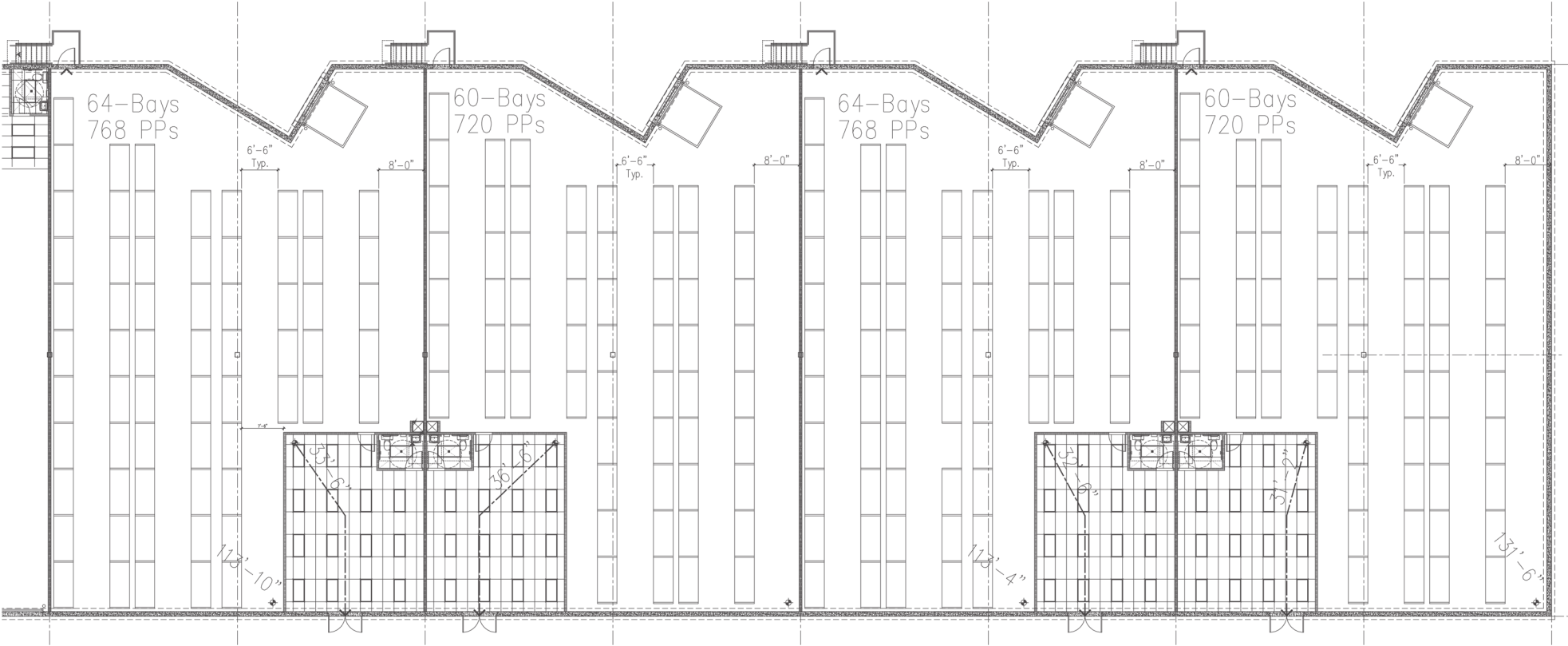
Sample Racking Layouts: 636-696 Pallets per 6,390 SF Unit



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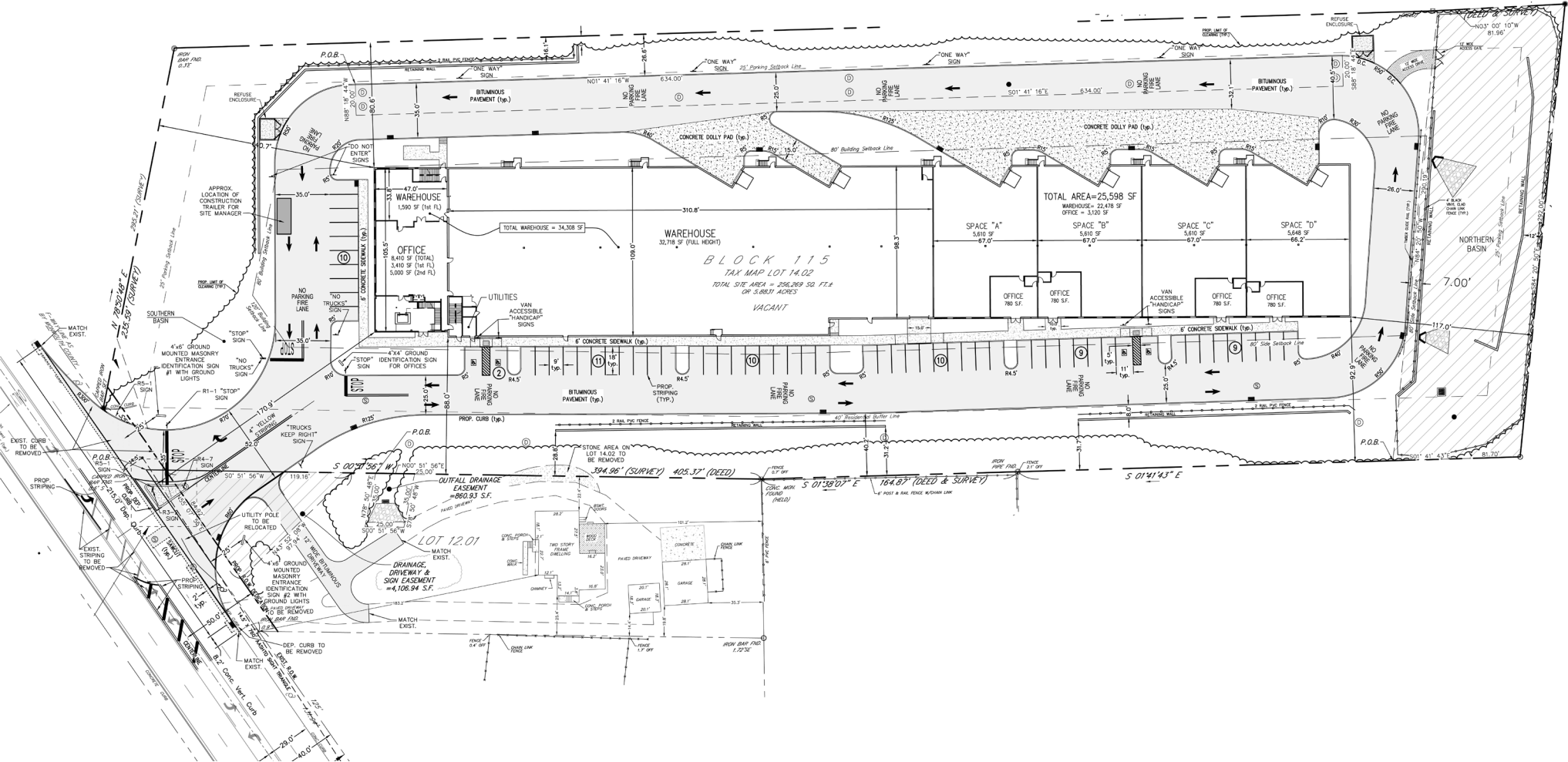
Sample Racking Layouts: 720-768 Pallets per 6,390 SF Unit



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Site Plan



Central NJ: 1 TOWER CENTER BLVD., STE. 2201, EAST BRUNSWICK, NJ 08816
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Building Specifications

- Class A Warehouse
- 67,783 SF new construction
- 25,598 SF available, divisible to \pm 6,390 SF
- 800 SF – 3,200 SF office included
- 63 total parking spaces for entire building
- 36 foot clear ceilings
- 33 ft x 49 ft column spacing
- 4 tailboard loading doors
- ESFR sprinkler system
- Laser screed floor slab
- Zoned IOP (Industrial Office Park)
- Available May 2020
- Owner willing to negotiate inclusion of racking, etc.

Location

- 5030 Shafto Road is situated on the edge of Eatontown Industrial Park
- Located within minutes of Exit 105 of the Garden State Parkway
- Easy accessibility from Route 18 & 35



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