



INDUSTRIAL PROPERTY

SALE-LEASEBACK OPPORTUNITY

# ±25,438 SF INDUSTRIAL FACILITY

1414 Roller Road, Ocean, NJ 07712

*For More Information, Contact the Broker*

**JOHN R. LONGO**

*Director*

jlongo@blauberg.com  
973.379.6644 x129



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Approx. 0.5 Miles to Route 35  
 Approx. 1 Mile to Garden State Parkway  
 Approx. 1.68 Miles to Route 18  
 Approx. 7.5 Miles to I-195  
 Approx. 44.7 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lot Size:	1.58 Acres
Building Size:	25,438 SF

## PROPERTY HIGHLIGHTS

- Sale-Leaseback Opportunity
- ±25,438 SF Building Size (Completed End of 2017)
- Breakdown: ±20,720 SF Warehouse, ±3,598 SF Office, ±1,120 SF Showroom
- 30' - 35' Ceiling Height
- 4 Loading Docks
- 35 Parking Spaces
- 6 Bathrooms
- Lot Size at ±1.58 Acres (Block 182, Lot 2)
- Zoned I-O
- Taxes at \$44,129.53 (2020)

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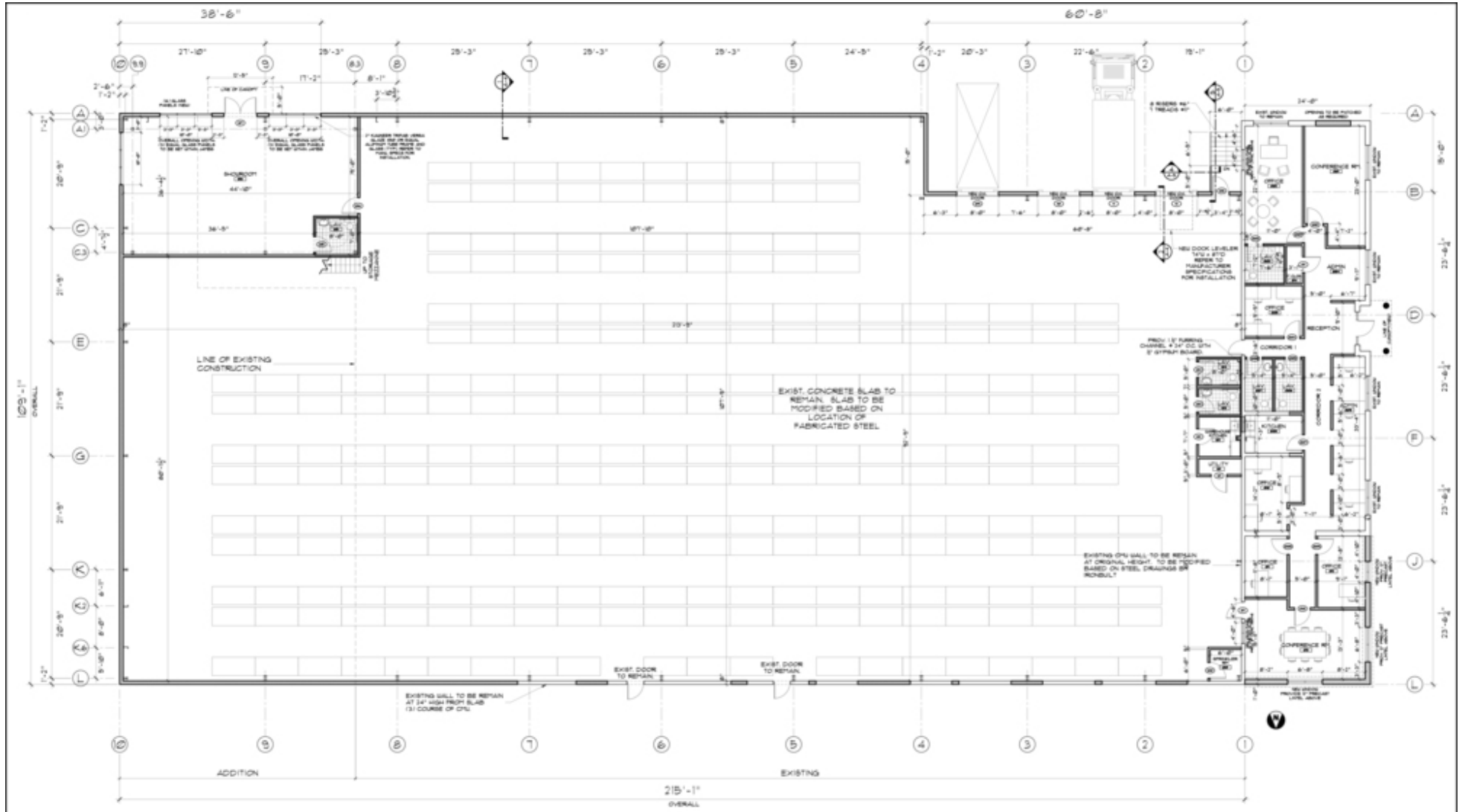
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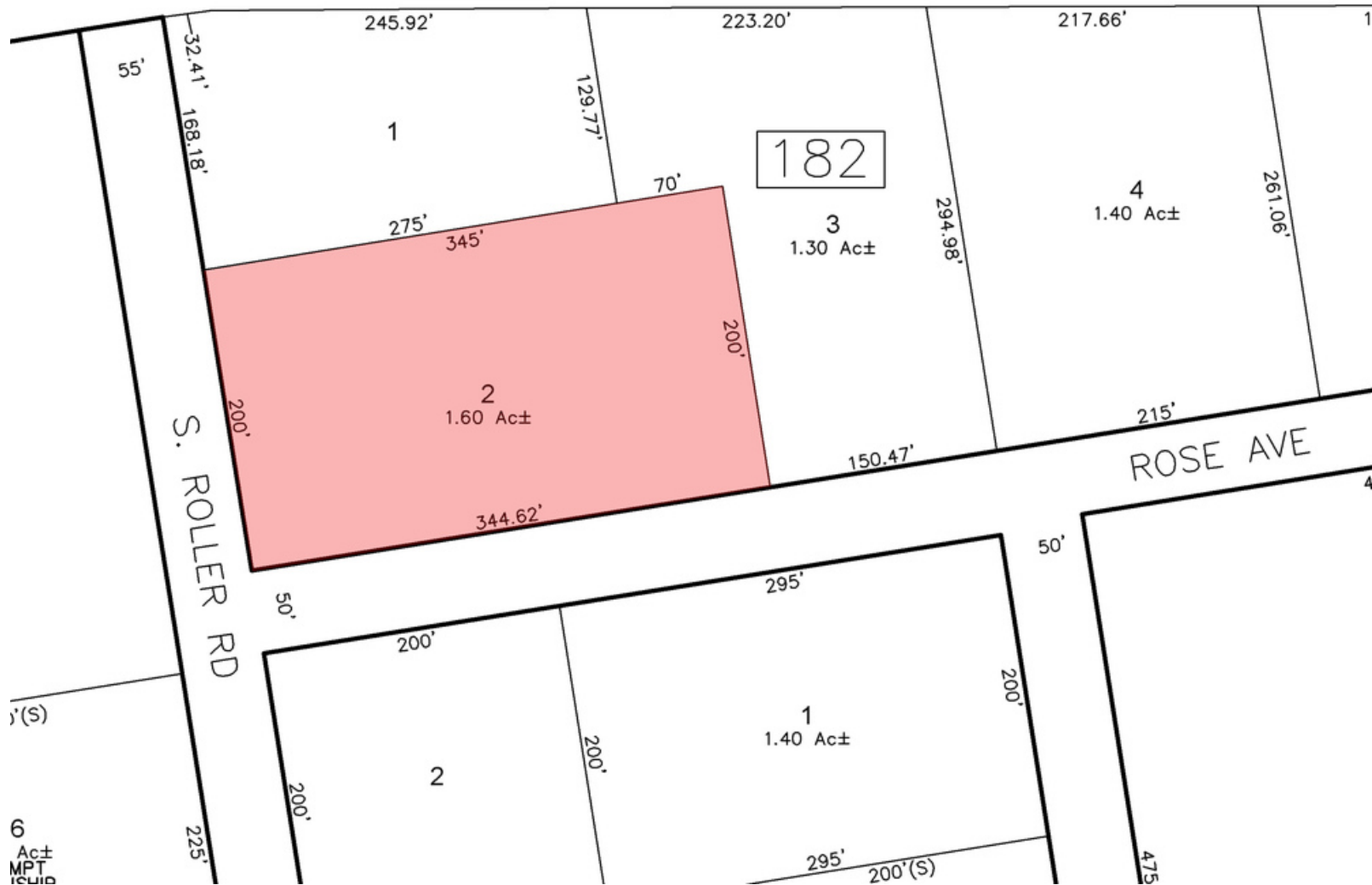
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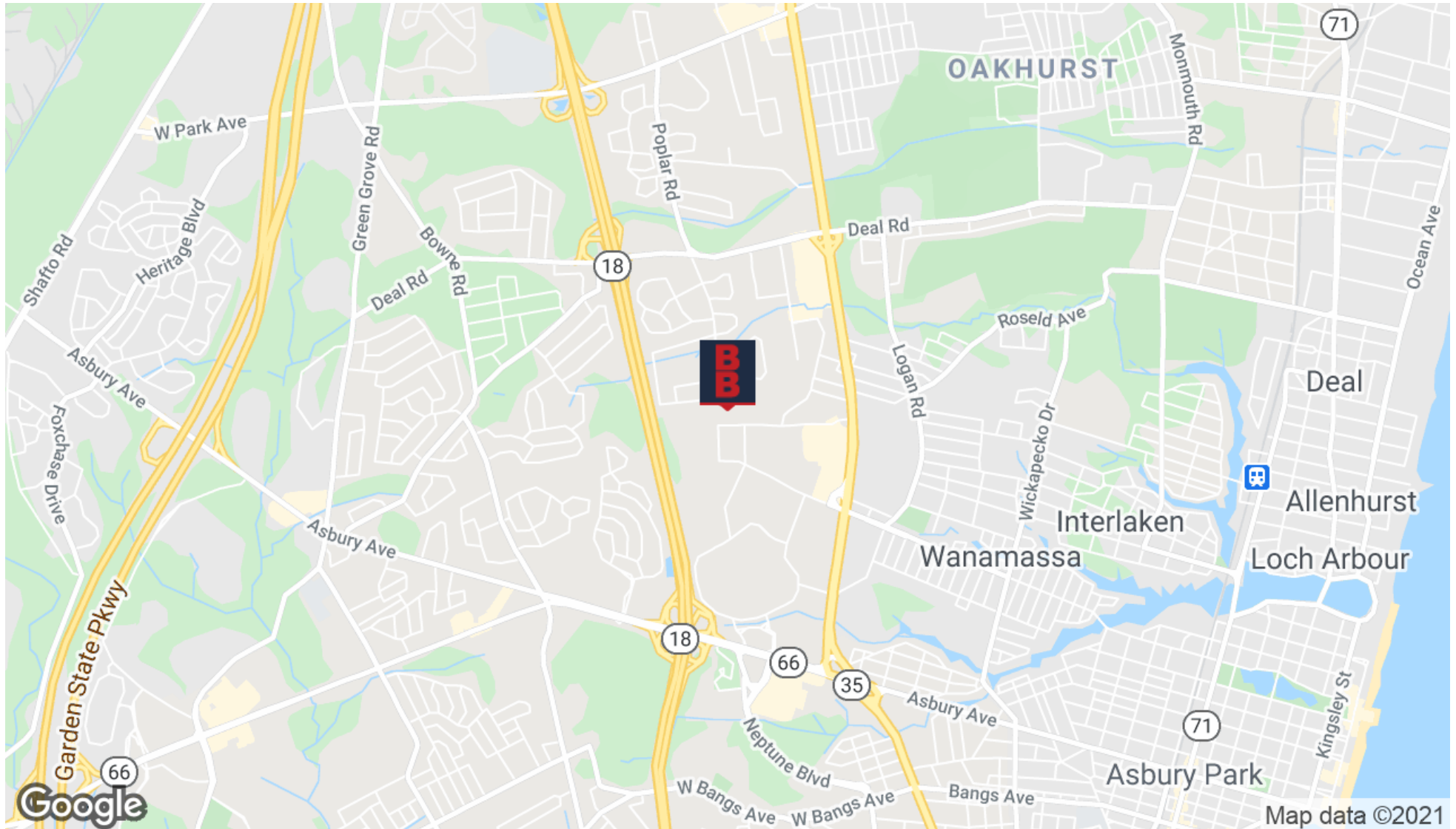


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## PROFESSIONAL BACKGROUND

John, Director for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

## EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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