

FOR SALE | INDUSTRIAL/COMMERCIAL SITE

PLANNING BOARD APPROVED

1671 Route 34 | Wall, NJ 07727



PROPERTY SUMMARY

Sale Price:

\$595,000

Lot Size:

± 1.01 Acres

APN #:

Block 917.01, Lot 96

Cross Streets:

34 & Industrial Road

PROPERTY OVERVIEW

Industrial/Commercial Site for Sale with Planning Board Approval

LOCATION OVERVIEW

High visibility and high traffic count with 233' of frontage on Route 34 South. Close proximity to other major highways including 195, 138, 18, 33 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- 1+ acre with 6,400 SF building approved
- Frontage and high visibility on heavily traveled Route 34
- Traffic count - 28,479 VPD (2016)
- Zoned General Industrial (GI-2)
- Permitted uses include wholesale supply of electric, plumbing, heating and cooling materials; equipment rentals; nurseries; contractor warehouse; manufacturing and assembly; and more
- Within one-half mile of Monmouth Executive Airport
- See property website for Planning Board approved site plan and well as the approved building plan

FOR MORE INFORMATION, PLEASE CONTACT:

Robert JanTausch | P: 732.623.5615 | C: 908.513.5350 | jantausch@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

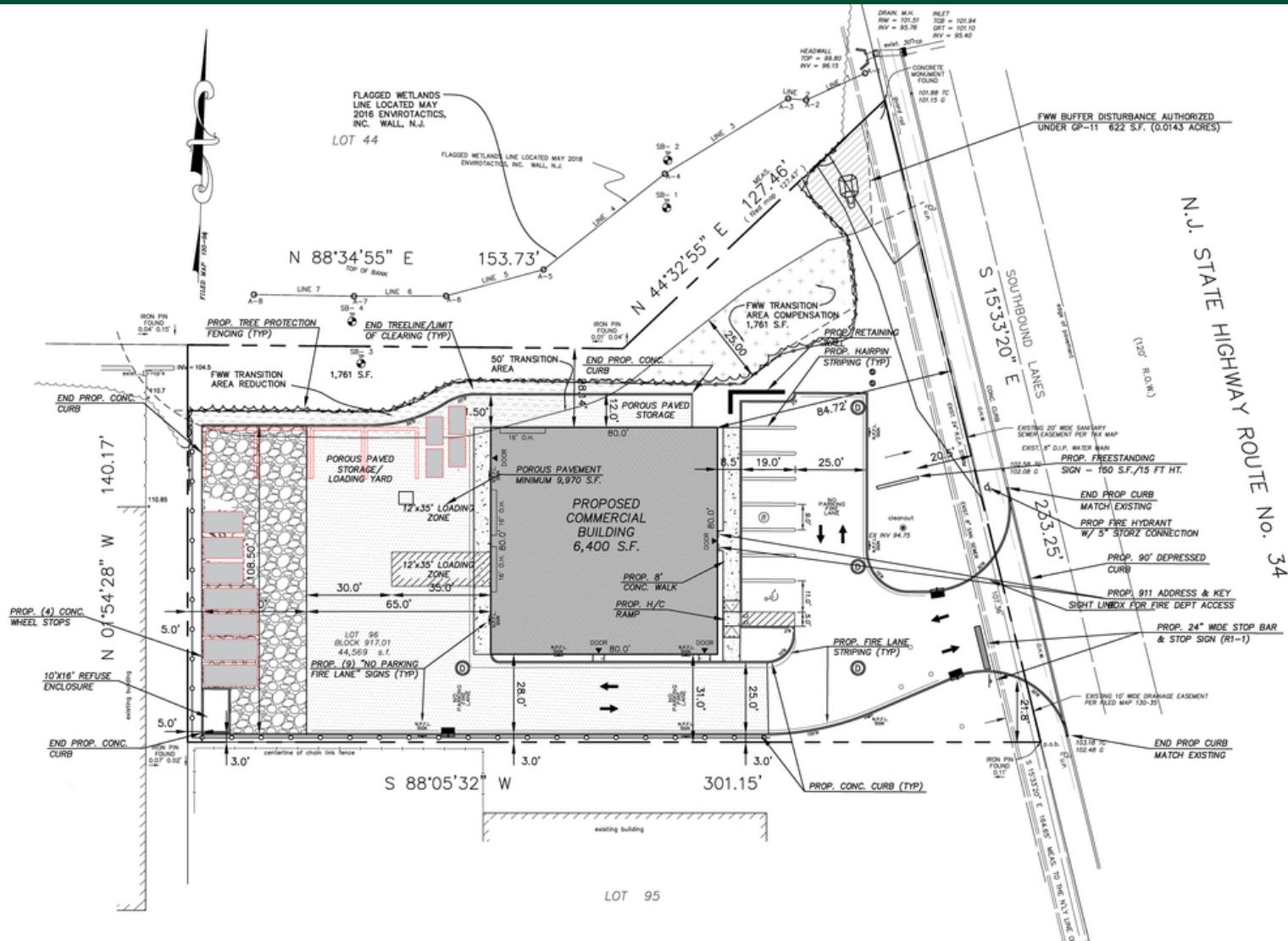


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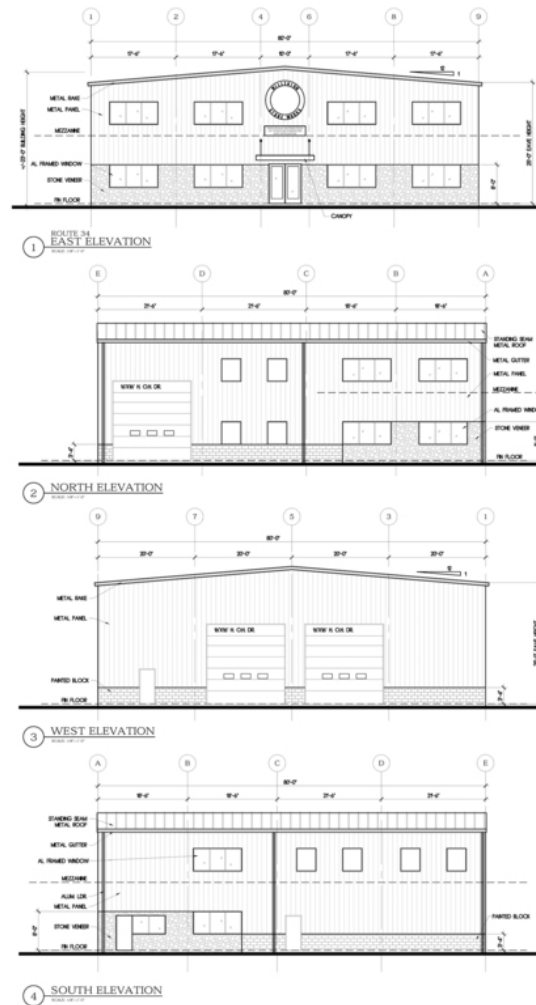


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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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