

FOR LEASE | INDUSTRIAL

225 WILLOW BROOK ROAD

225 Willow Brook Road | Freehold, NJ 07728



PROPERTY SUMMARY

Available SF:

±

Short-term leases available!
Warehouse units for lease; Many units can be combined

Lease Rate:

N/A

LOCATION OVERVIEW

Located on Willow Brook Road, with easy access to Routes 33, 79, 9, 18, 195, and the New Jersey Turnpike.

Building Size:

± 180,000 SF

PROPERTY HIGHLIGHTS

Cross Streets:

Halls Mill Road

- Best suited for warehousing and distribution
- Immediate access to Route 33 and Route 9
- 20' - 24' clear ceilings
- Docks and drive-ins
- Heavy power
- Sprinklered
- Zoned LI-3; see property website for land use ordinance

FOR MORE INFORMATION, PLEASE CONTACT:

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

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Lease Rate:	N/A	Total Space	0 SF
Lease Type:		Lease Term:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
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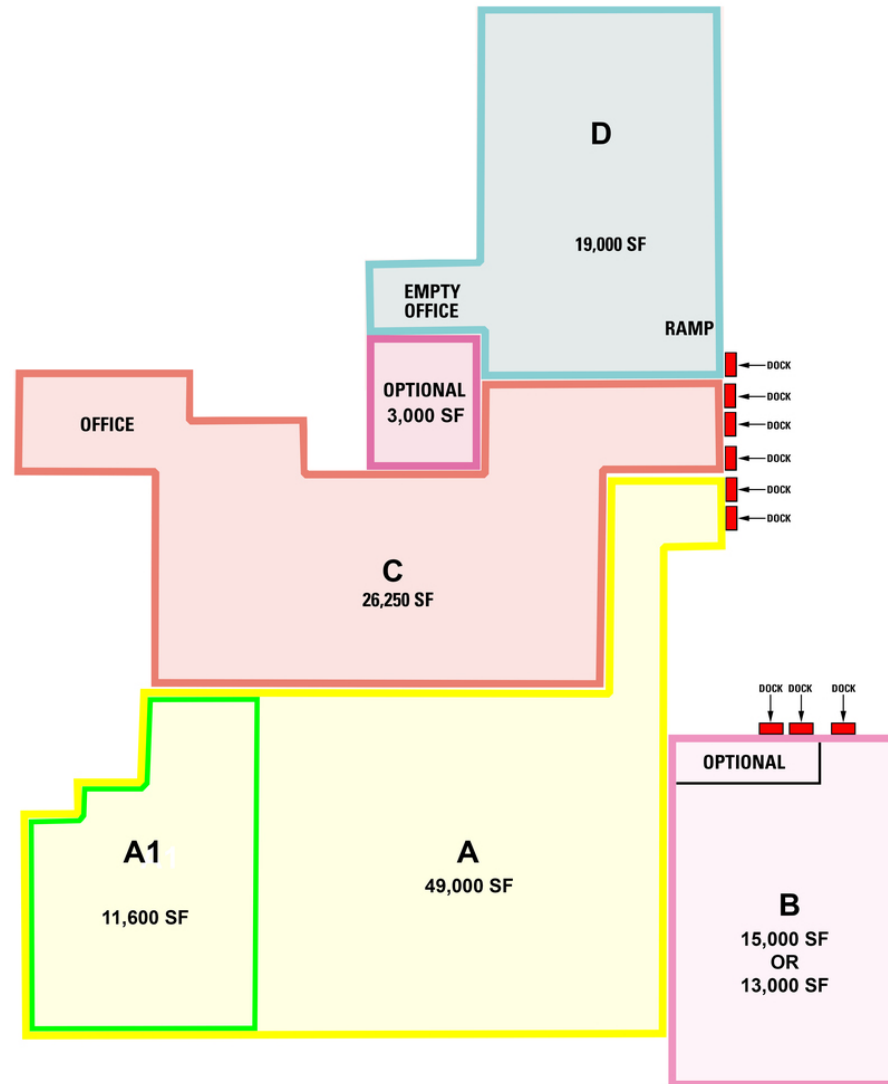


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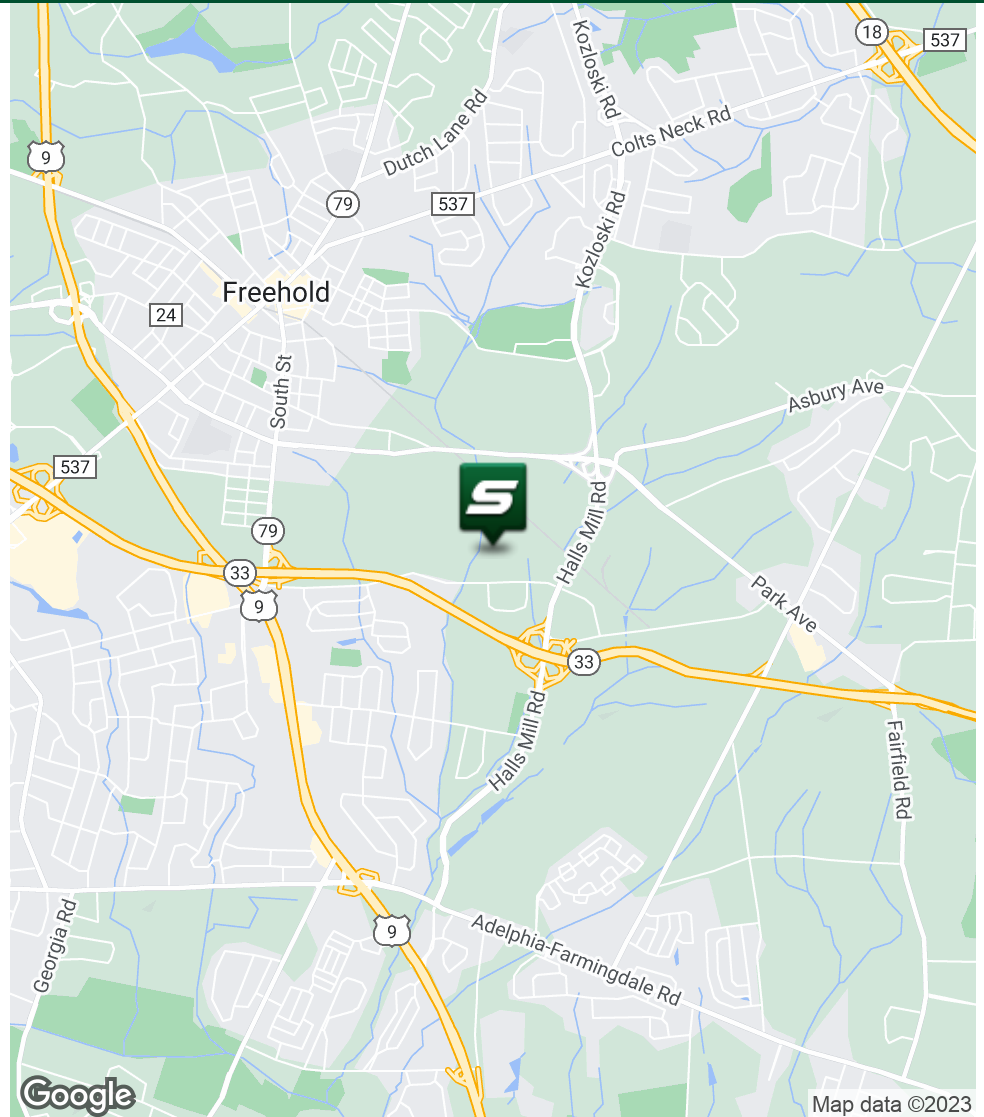
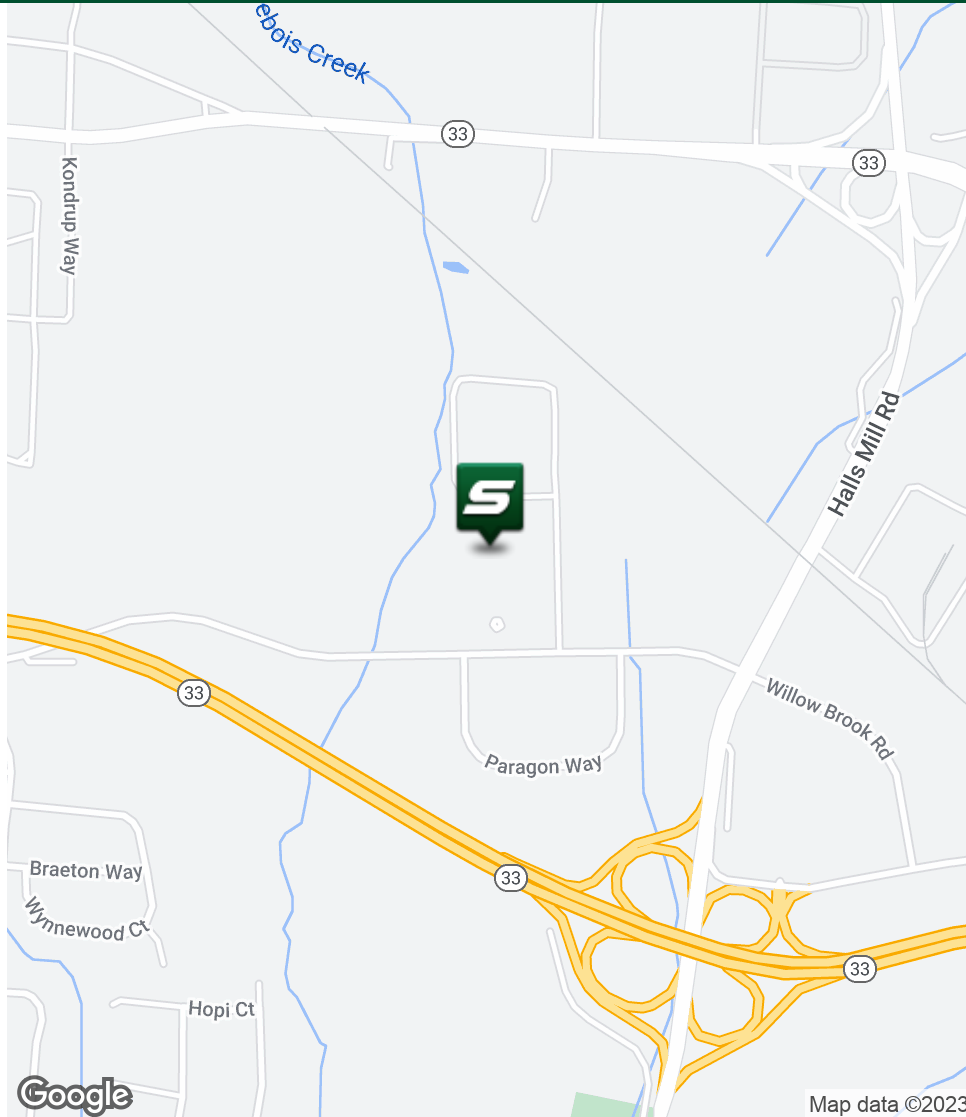


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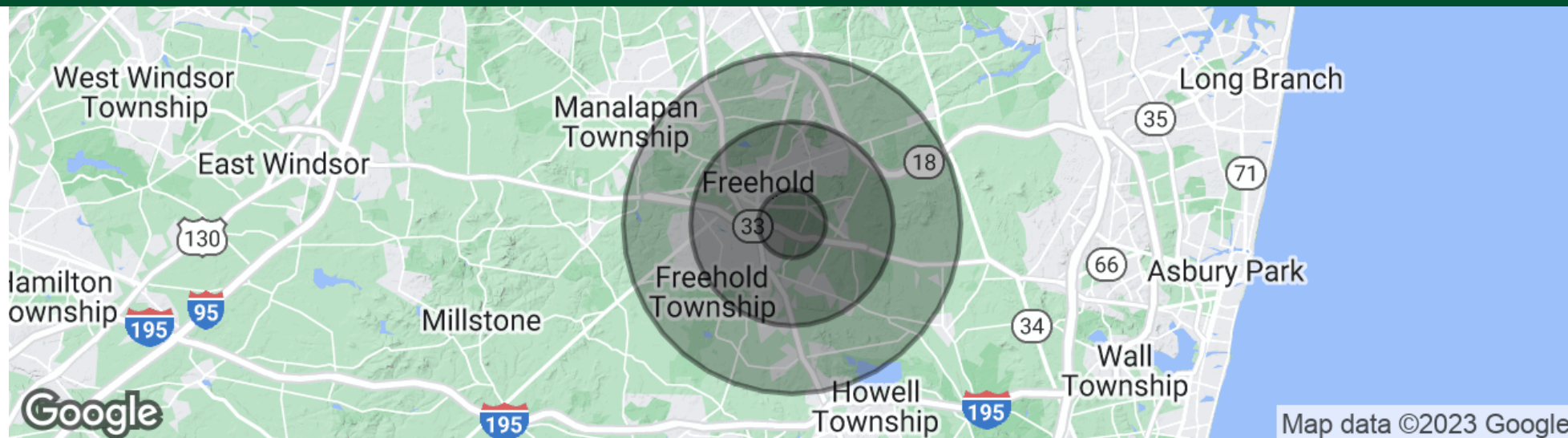


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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,952	47,195	93,141
Median age	38.7	39.0	39.6
Median age (Male)	38.2	37.5	38.0
Median age (Female)	40.0	39.9	40.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,428	16,817	32,125
# of persons per HH	2.8	2.8	2.9
Average HH income	\$99,742	\$96,015	\$110,608
Average house value	\$376,791	\$412,991	\$463,079

* Demographic data derived from 2020 ACS - US Census

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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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