

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

# 150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



## PROPERTY SUMMARY

**Lot Size:** ± 0.7 Acres

**Building Size:** ± 7,094 SF

**Cross Streets:** Old Mill Road and Cottrell Road

**Traffic Count:** 23,908

## PROPERTY OVERVIEW

Available Office Space, Garage/Warehouse Space & Pad Site

## LOCATION OVERVIEW

At a signalized corner, across from WaWa, with easy access to Routes 9, 18, 35, and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- 500 SF office available
- 2,000 SF office available (with or without garage)
- 2 bay 3,000 SF garage can accommodate trucks of any size
- High 16 ft. ceilings
- Can be leased as a pad site, or use as a garage
- Many options considered
- .7 Acre lot, can be leveled
- Across from Wawa at signalized corner
- Large lot has plenty of parking

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | [allegro@sitarcompany.com](mailto:allegro@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

# 150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



**Lease Rate:**

\$0.00 - 20.00 SF/YR (MG; NNN)

**Lease Type:**

**Total Space**

0 SF

**Lease Term:**

Negotiable

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

FOR MORE INFORMATION, PLEASE CONTACT:  
**Joseph Allegro** | P: 732.623.2145 | C: 201.988.5534 | [allegro@sitarcompany.com](mailto:allegro@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)





FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

# 150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | [allegro@sitarcompany.com](mailto:allegro@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

# 150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | [allegro@sitarcompany.com](mailto:allegro@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



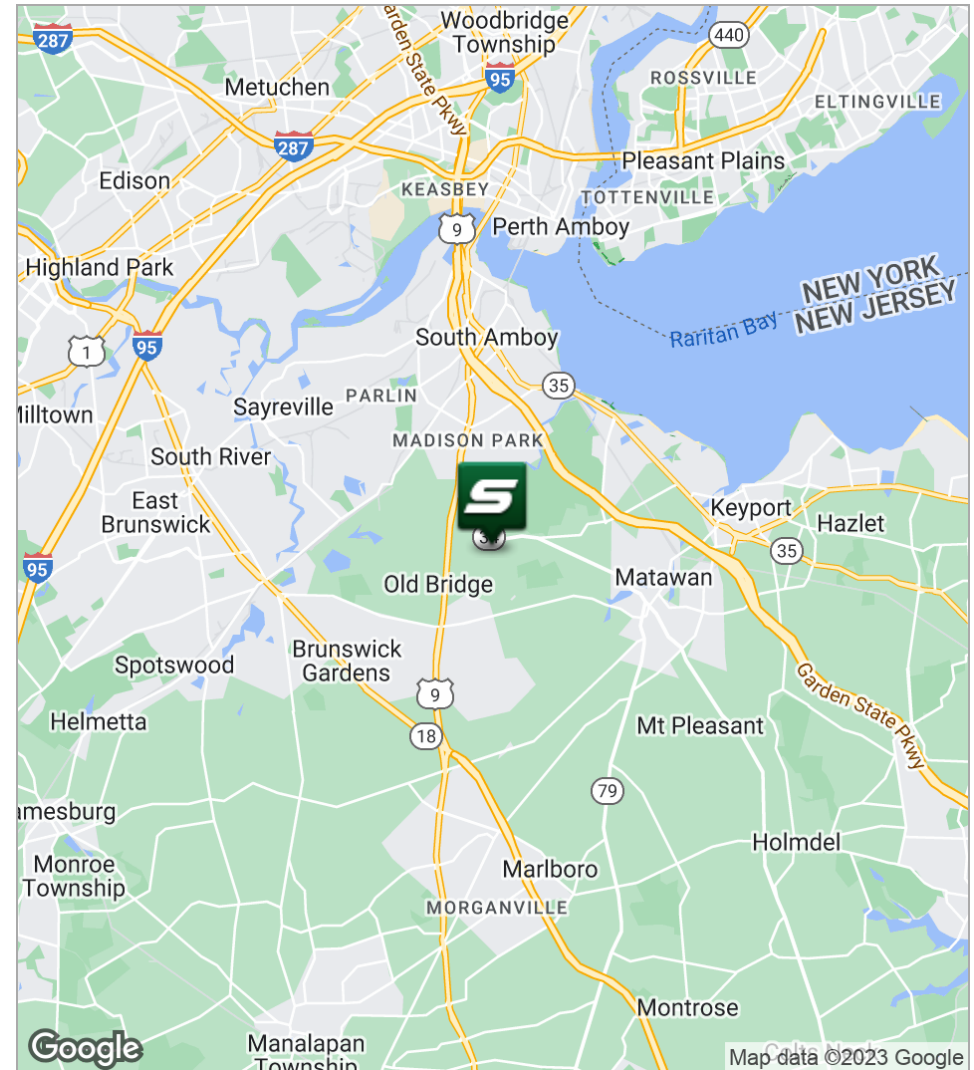
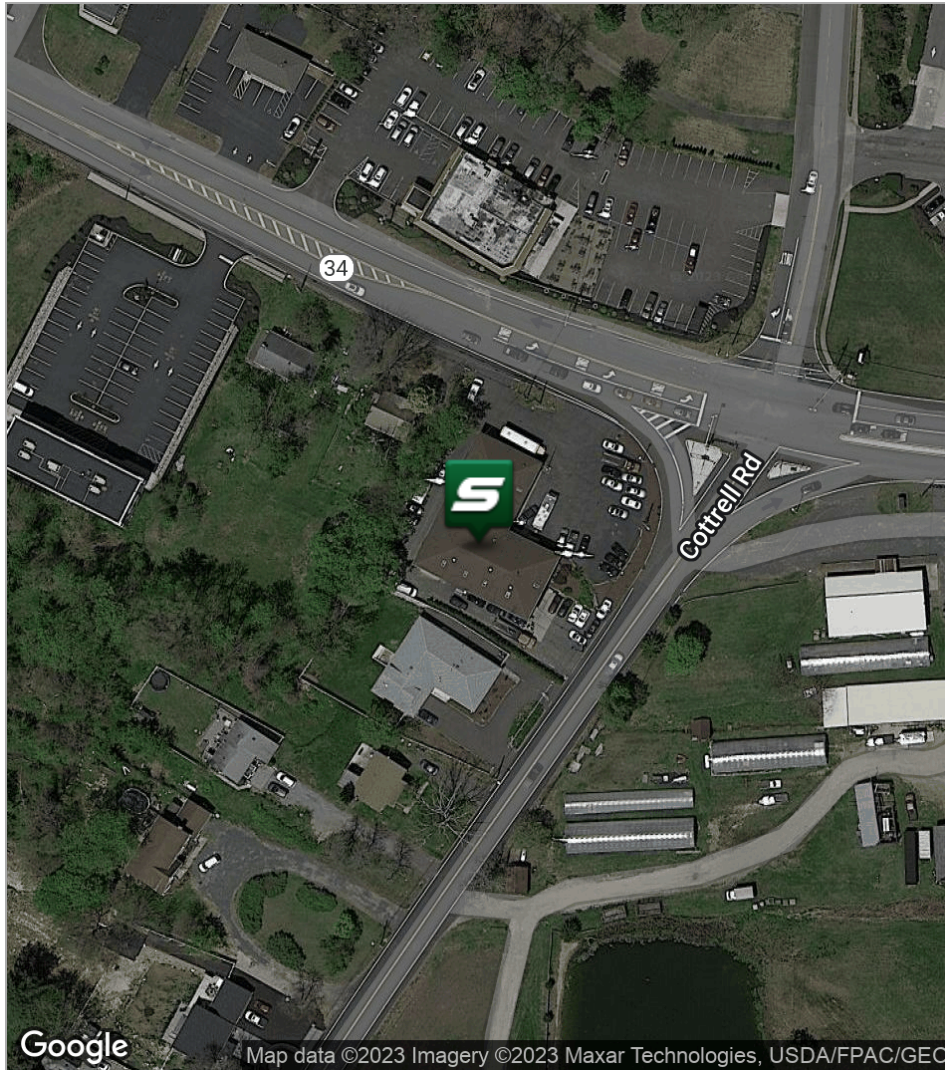
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

# 150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | [allegro@sitarcompany.com](mailto:allegro@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



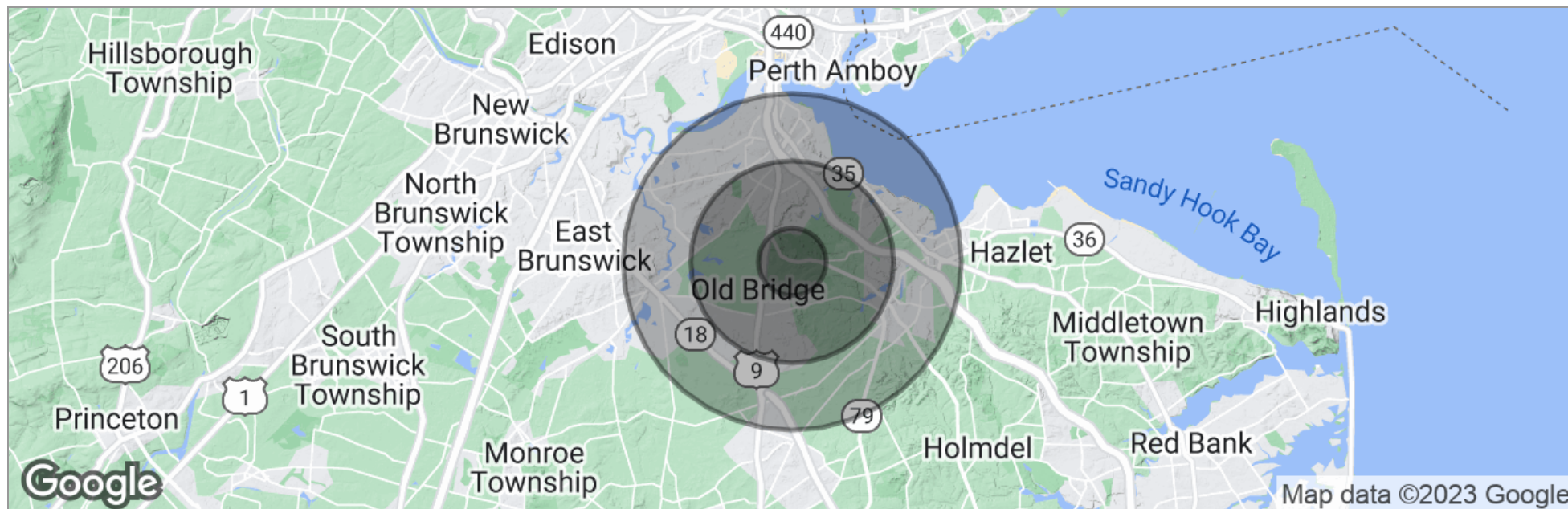
Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.



FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

# 150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



	1 Mile	3 Miles	5 Miles
Total Population	8,077	62,102	161,392
Population Density	2,571	2,196	2,055
Median Age	39.0	38.9	39.0
Median Age (Male)	39.5	38.7	38.4
Median Age (Female)	37.8	38.9	39.4
Total Households	3,167	23,398	58,563
# of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$73,645	\$86,218	\$92,419
Average House Value	\$348,826	\$379,437	\$387,325

\* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | [allegro@sitarcompany.com](mailto:allegro@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

# 150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



## **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.

FOR MORE INFORMATION, PLEASE CONTACT:

**Joseph Allegro** | P: 732.623.2145 | C: 201.988.5534 | [allegro@sitarcompany.com](mailto:allegro@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

