PREMIER FLEX/INDUSTRIAL BUILDING & LAND FOR SALE

18 HERBERT ROAD
UPPER FREEHOLD, NJ

Ryan Barikian
Vice President
856.383.5355
ryan.barikian@wolfcre.com

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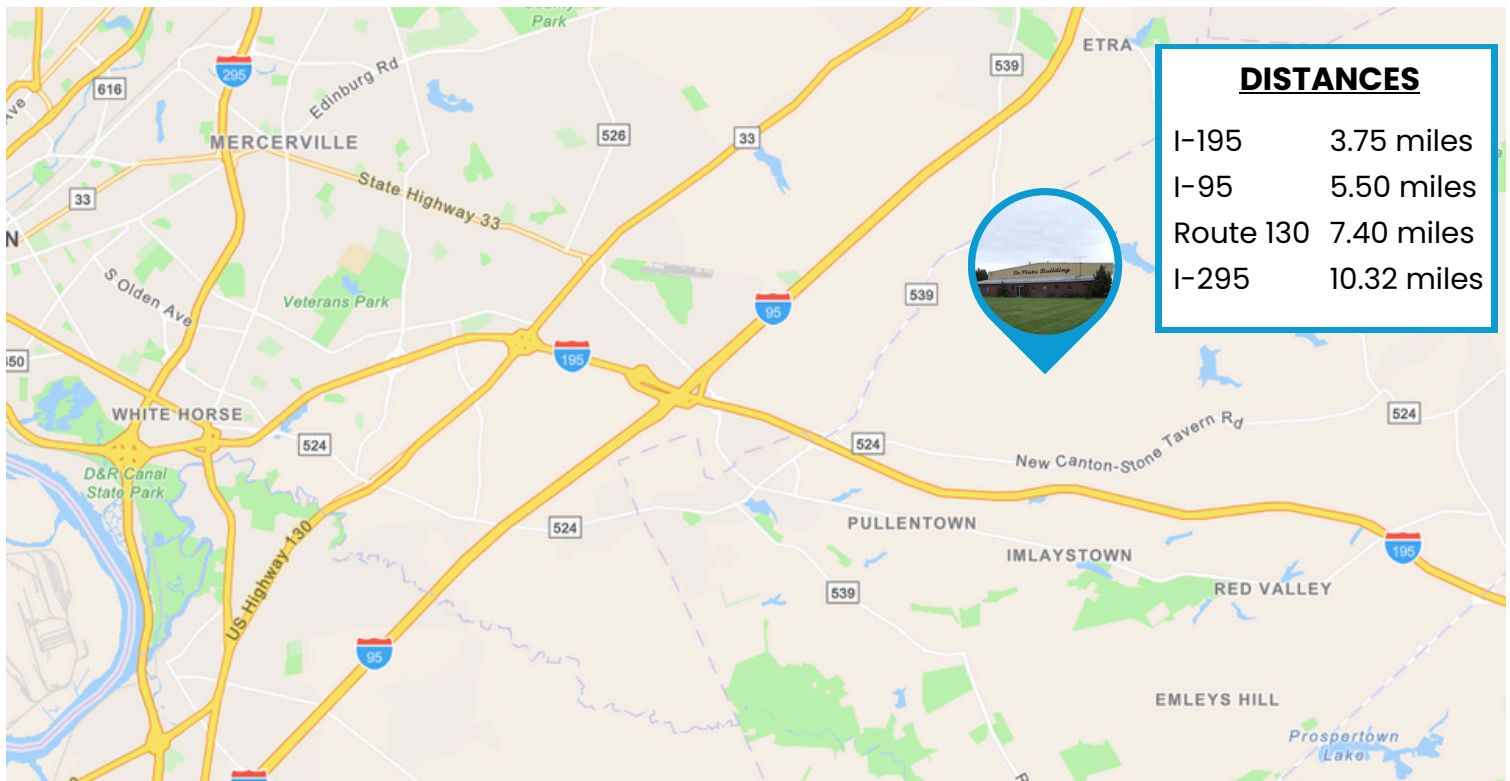
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PROPERTY DESCRIPTION

Location: 18 Herbert Road
Upper Freehold, NJ 08691

Size/SF: 21,300 SF Total
- +/- 19,800 SF warehouse
- +/- 1,500 SF office space

Clear Height: 24'

Sale Price: $2,495,000

Drive-ins: Four (4) total
- (2) doors at 18' tall & 24' wide
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PROPERTY AREA/HIGHLIGHTS

- +/- 60,000 SF paved & stone lot
- 10.63 acre parcel
- 3-Phase/480 Volt power
- 3 restrooms (1 Full bathroom with shower)
- Well water/septic
- Oil Fired Heat Warehouse
- Air-conditioned/forced air heat in office
- Zoned: AR (Agricultural Residential)
  - *Property existed prior to current zoning restrictions were established, therefore the subject is a legal, non-conforming warehouse*
- Yearly taxes: $28,602
- Less than 10 minutes to I-95, I-195, and NJ Turnpike
- 60 miles from New York City and 35 miles from Philadelphia

AERIAL MAP

DISTANCES

I-195	3.75 miles
I-95	5.50 miles
Route 130	7.40 miles
I-295	10.32 miles

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ADDITIONAL PHOTOS

AERIAL OVERVIEW

SIDE DRIVE-IN DOOR

REAR DRIVE-IN DOORS