

404 Monroeville Road

Monroeville, NJ



404 Monroeville Road offers a total of 17,548 SF of industrial flex buildings and garage space situated on 10.72 acres of land, priced at \$1,250,000 with \$10,121 annual taxes. The property is zoned for village residential and low-density residential use and is equipped with gas and electric utilities, as well as 3-phase, 240-volt power. It operates on well water and a cesspool system. Strategically located approximately 3.5 miles from both Route 55 and Route 40, the site offers accessible connections despite its more rural setting.

CONTACT US

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MAIN BUILDING

- SQUARE FOOTAGE:** 12,648 SF Total
- +/- 2000 SF office space & breakroom
- DRIVE IN DOORS:**
- 16 (12' x 10.5') roll-up doors providing 8 drive-through bays
 - 2 (12' x 10') roll-up doors providing 1 drive-through contained paint boot
- CEILING HEIGHT:** 14'
- ADDITIONAL DETAILS:**
- Gas-fired ceiling-mounted heat
 - 3 bathrooms
 - Office area & breakroom:
 - Gas forced hot air heat
 - (1) Outdoor ground-mounted A/C compressor
 - Full-sized vault with concrete walls and ceiling
 - Two showers
 - Gabled asphalt-shingled roof
 - Basement:
 - Concrete flooring
 - Water conditioner
 - Generator for the whole property



SECOND BUILDING

SQUARE FOOTAGE: 4,900 SF

DRIVE IN DOORS: 2 (12' x 12') Sliding Barn Doors

CEILING HEIGHT: 12'

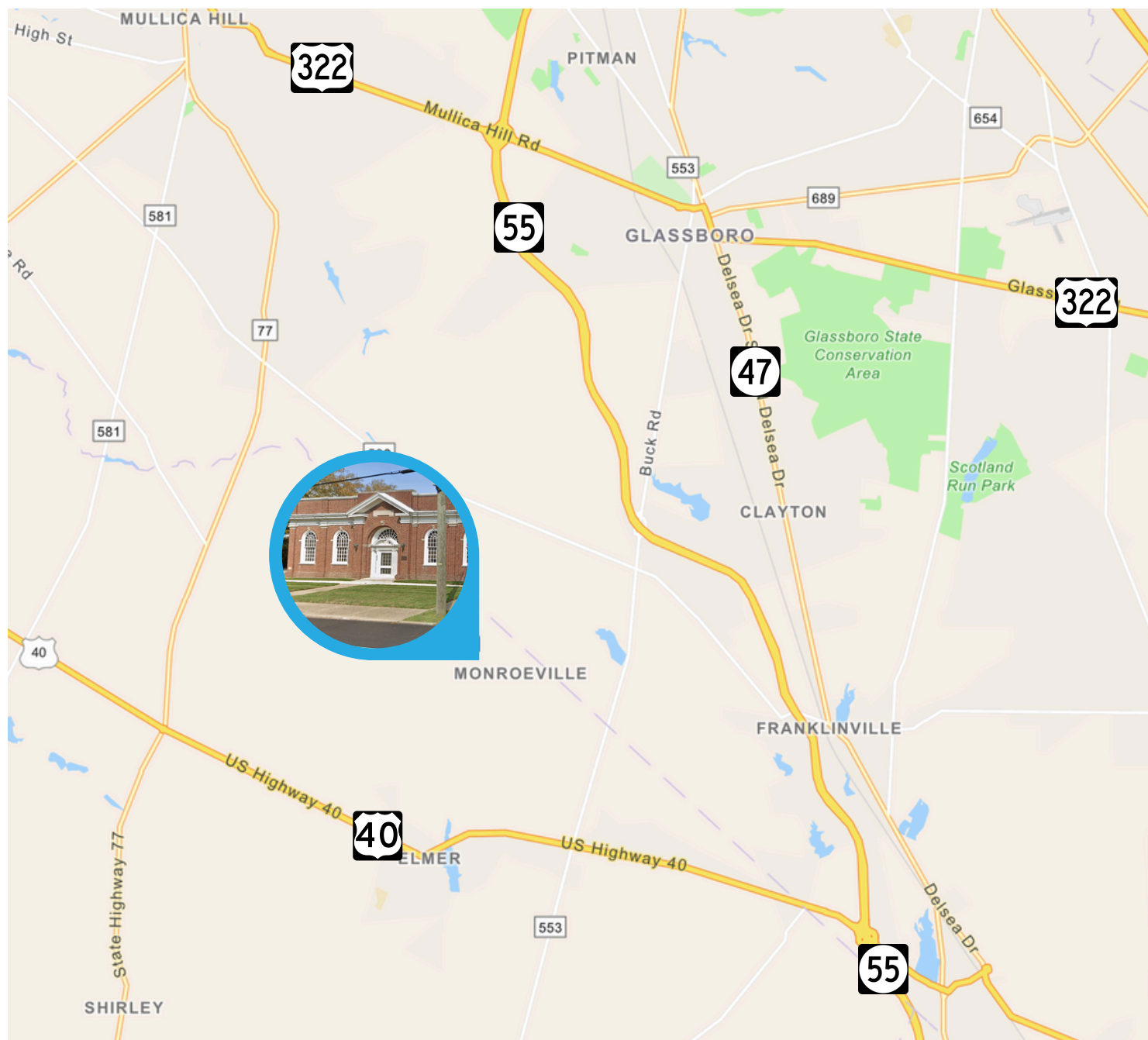
ADDITIONAL DETAILS:

- Gabled asphalt-shingled roof
- Partitioned finished area utilized as a workshop

Additional Photos



Aerial Map & Demographics



POPULATION

1 Mile	302
3 MILES	4,929
5 MILES	25,249

Households

1 Mile	118
3 MILES	1,833
5 MILES	9,488

AV. HOUSEHOLD INCOME

1 Mile	\$111,962
3 MILES	\$122,999
5 MILES	\$115,757