

PHOENIX PLAZA BUILDING B

200 OKERSON ROAD, FREEHOLD, NJ 07728

14,250 SF AVAILABLE

NEW CONSTRUCTION-WAREHOUSE/OFFICE BUILDING



OFFERING SUMMARY

| | |
|-------------------------|--|
| Building Size: | 14,250 sf |
| Available: | 14,250 sf |
| Occupancy: | Vacant |
| Price: | Negotiable |
| Ceiling Height: | 22' |
| Column Spacing: | Clear Span |
| Loading: | 3 Drive Ins (12'x 8') 1 Tailgate (8'x10') |
| Outdoor Storage: | ±10,400 sf |
| Parking: | 32 Lined Spaces |
| Zoning: | Special Economic Development (SED) |

PROPERTY OVERVIEW

Phoenix Plaza Building B is an office/warehouse building with a total square footage of 14,250.

The building is constructed of pre-engineered steel with a decorative brick facade facing the street.

LOCATION OVERVIEW

Phoenix Plaza is located off Route 33 (local business) on the Freehold-Howell border in Central Monmouth County. It is accessible to major roads including the Garden State Parkway, Routes 9, 18, 33, 34 and I-195.



SHELDON GROSS REALTY, INC.

80 MAIN STREET
WEST ORANGE, NJ 07052
SHELDONGROSSREALTY.COM

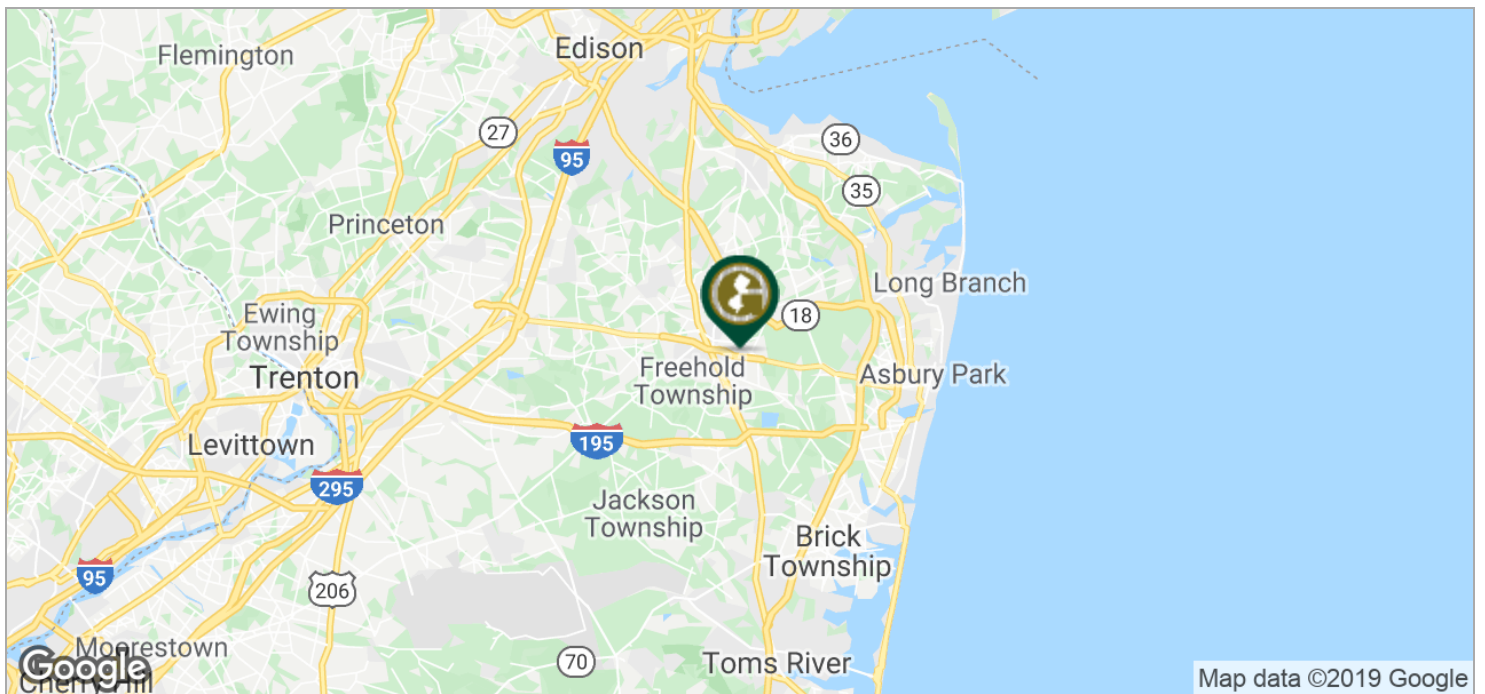
Glenn Jaffe | (O): 973.325.6200 Ext.127 | (C): 732.688.9736 | gjaffe@sheldongrossrealty.com
Jonathan Glick | (O): 973.325.6200 Ext.120 | (C): 908.568.7188 | jglick@sheldongrossrealty.com
Matthew Leonelli | (O): 973.325.6200 Ext.118 | (C): 908.220.9861 | mleonelli@sheldongrossrealty.com

for more information:

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INDUSTRIAL PROPERTY FOR SALE



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ADDITIONAL PHOTOS



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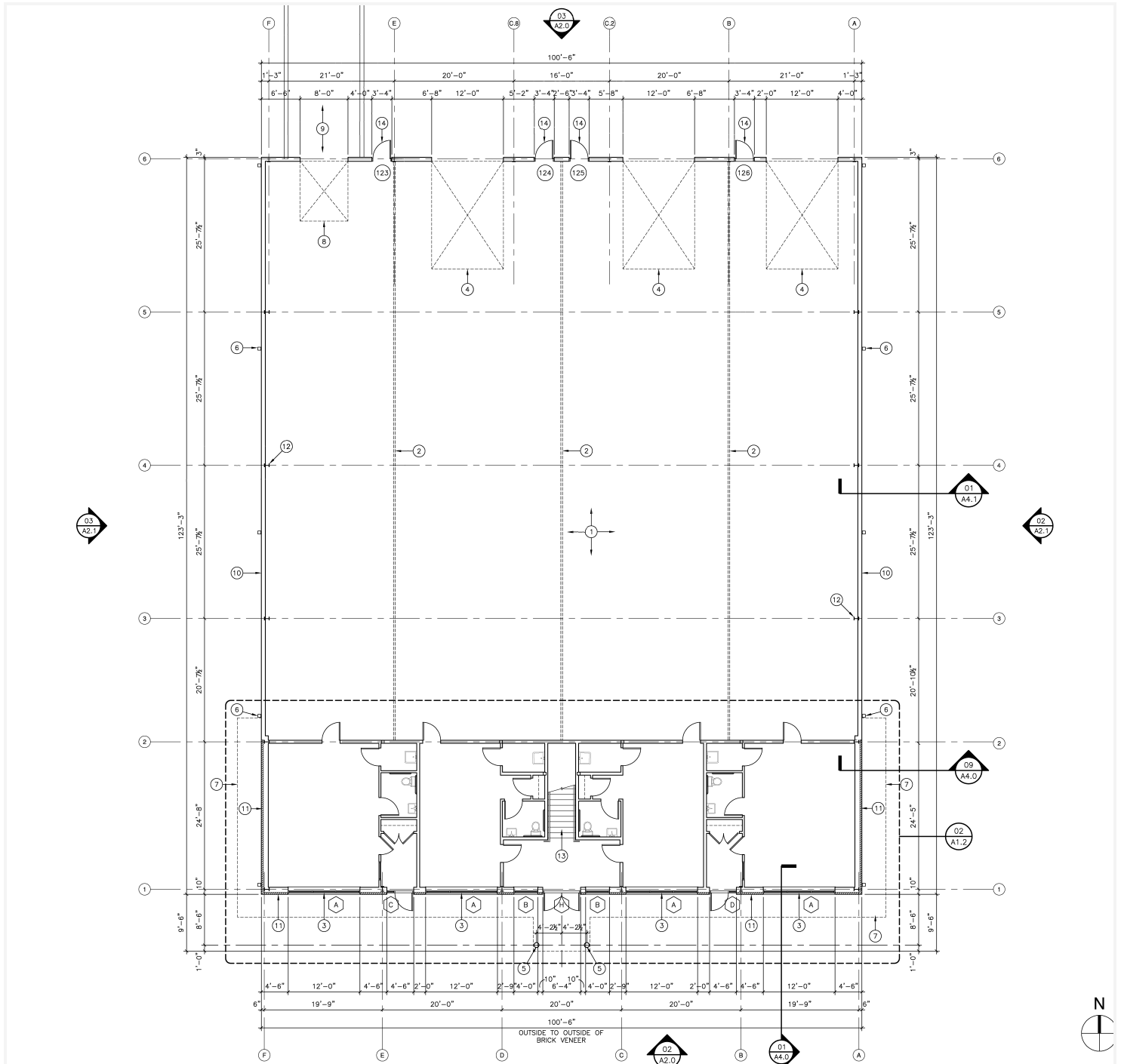
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1ST FLOOR PLAN



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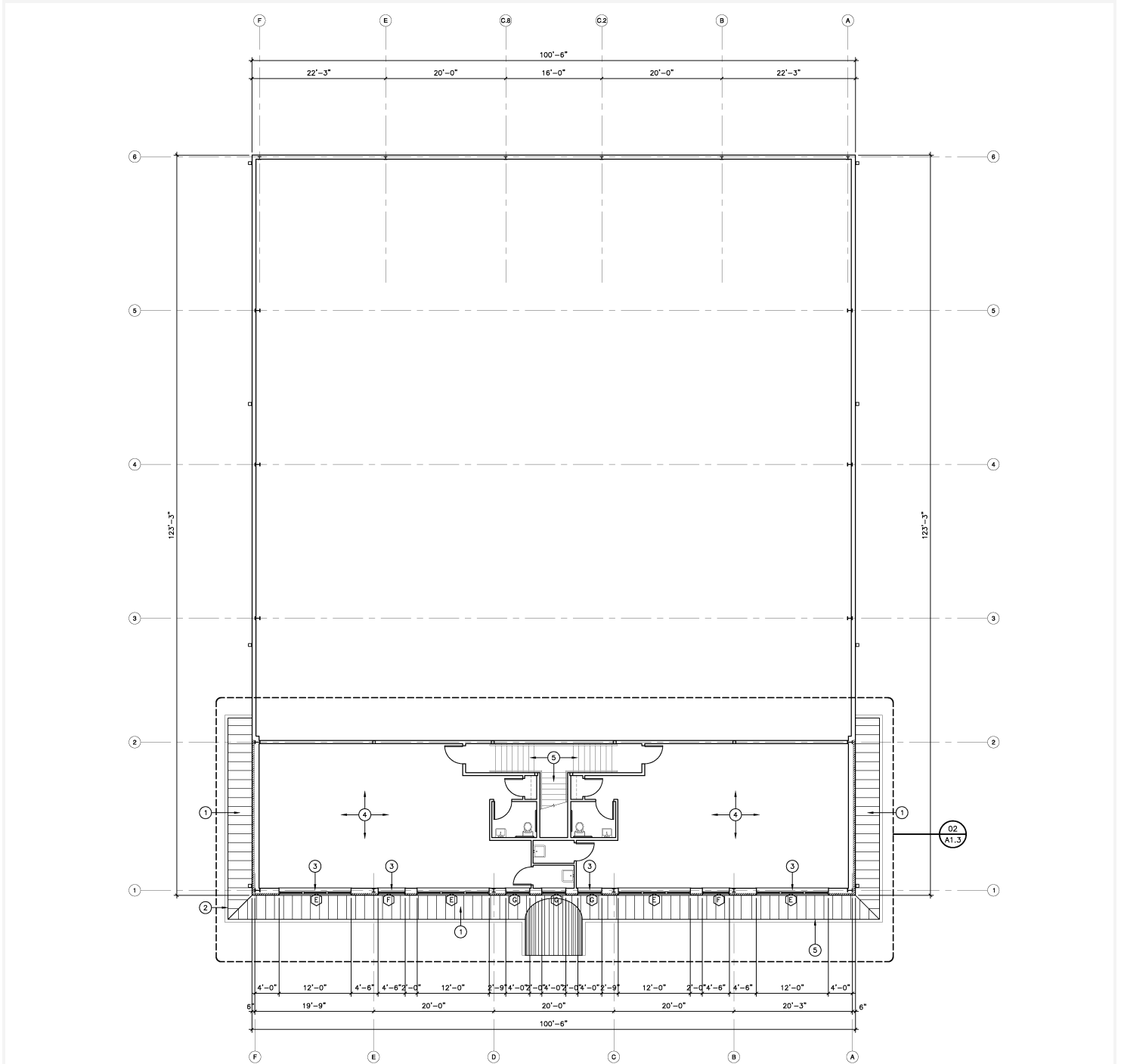
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2ND FLOOR PLAN



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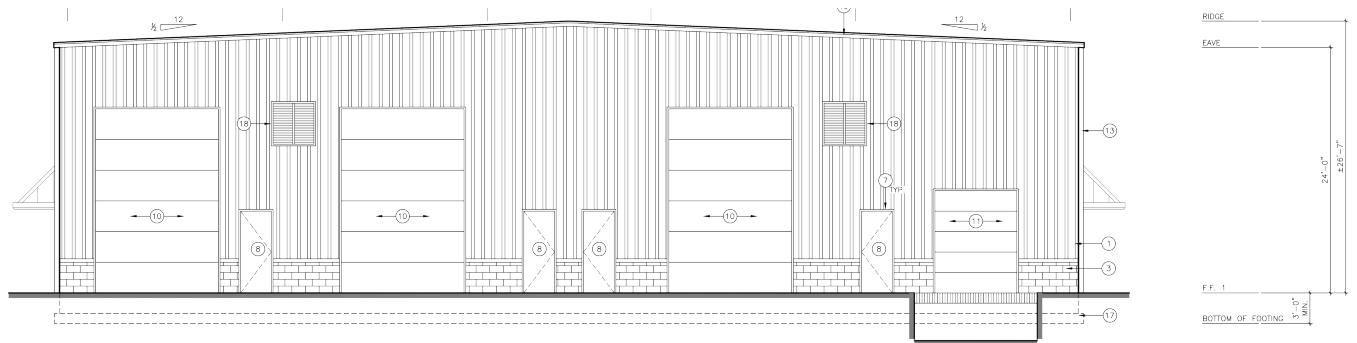
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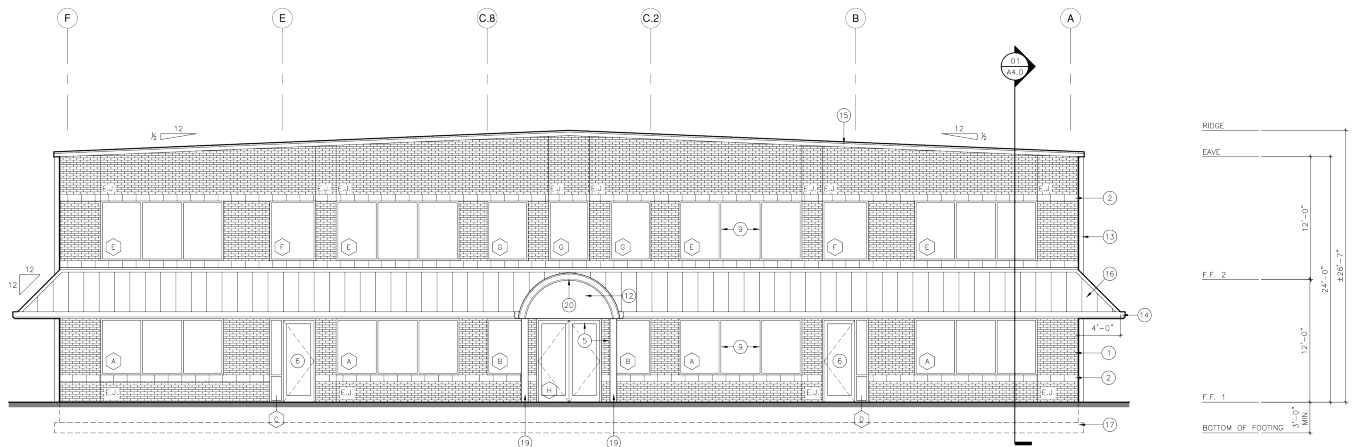
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ELEVATIONS



3/16"=1'-0" 03



3/16"=1'-0" 02

NOTE: ALL EXTERIOR MATERIALS, INCLUDING MASONRY VENEER, DOOR, WINDOWS, ROOFING, PAINT FINISHES, ETC. TO BE SELECTED BY OWNER.

- (22) DECORATIVE EIFS TRIM
- (19) 10" DIA. STEEL COLUMN, PAINTED
- (18) 4'-0" x 4'-0" PRE-FINISHED ALUMINUM LOUVER
- (17) CONCRETE FOUNDATION SYSTEM, RE: STRUCTURAL

- (15) 12'-0" x 18'-0" INSULATED OVERHEAD DOOR
- (14) SCHEDULED ALUMINUM STOREFRONT WINDOW SYSTEM
- (13) SCHEDULED INSULATED METAL DOOR AND FRAME, PAINT TO MATCH ADJACENT WALL COLOR
- (7) PROVIDE RAIN DRIP ABOVE ALL EXTERIOR HOLLOW METAL DOORS
- (6) SCHEDULED, BEENKLEER ALUMINUM ENTRY PIVOT RAIN EAVES



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