

30-32 & 36

FAIRVIEW AVENUE

LITTLE SILVER, NJ 07739

FOR SALE

\$3,125,000.00



30-32 FAIRVIEW AVE DETAILS:

Type:	Industrial/Flex
Square Feet:	7,050 SF
Drive In Doors:	3 Automatic Drive-Ins, 14 FT
HVAC:	The left side has window units for AC & furnace for heat; the right side has a heat/cool rooftop unit (installed in 2019)
Roof:	Replaced in 2014
Ceiling Height:	17+ FT
Taxes Total:	\$21,162.00

36 FAIRVIEW AVE DETAILS:

Type:	Industrial/Flex
Square Feet:	2,280 SF
Drive In Doors:	3 Automatic Drive-Ins, 10 FT/ Entry Door is New
HVAC:	Yes
Ceiling Height:	14.9 to Metal Beam

PROPERTY HIGHLIGHTS:

- Minutes to Netflix, a massive \$1 billion dollar East Coast production campus at the former Fort Monmouth.
- Excellent visibility along Fairview Avenue with convenient access to major roadways.
- Prime Monmouth County location just minutes from downtown Red Bank.
- Close proximity to the NJ Transit North Jersey Coast Line via the Little Silver Station.
- Easy Access To NJ-35, NJ-36 & The Garden State Parkway.



**EXCLUSIVE
LISTING
ASSOCIATES:**



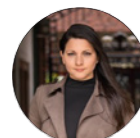
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PROPERTY PHOTOS



A detailed location map of the Shrewsbury, NJ area, showing major roads, landmarks, and business locations. The map is overlaid with several callout boxes listing nearby businesses and services. A red pin marks the location of the Shrewsbury Plaza. A red banner at the bottom left contains a magnifying glass icon and the text "VIEW LOCATION".



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