

968 SHREWSBURY AVE  
TINTON FALLS, NJ 07724

# FOR LEASE ~ WAREHOUSE / DISTRIBUTION SPACE



## PROPERTY DESCRIPTION

Experience the exceptional potential of this prime property in Tinton Falls, NJ. Boasting modern design and flexible floor plans, the property offers versatile spaces ideal for various business needs. The property's strategic positioning ensures excellent visibility and accessibility, while its well-maintained facilities and professional management guarantee a seamless leasing experience. The property presents an unparalleled opportunity for businesses to thrive in a dynamic and professional setting.

## PROPERTY HIGHLIGHTS

- Prime location on Shrewsbury Avenue
- Ample parking for tenants and guests
- Modern and professional exterior design
- High-visibility signage opportunities
- Well-maintained landscaping and grounds
- Secure and well-maintained premises
- Accessible to major highways and thoroughfares

## OFFERING SUMMARY

Available Space:	5,200 +/- SF
Loading:	1 Drive-in Door
Ceiling Height:	16' Clear
Office Space:	450 +/- SF
Rental Rate:	\$12.50 PSF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	535	1,495	3,370
Total Population	1,247	3,372	7,837
Average HH Income	\$125,002	\$131,254	\$143,507



**SHELDON GROSS REALTY, INC.**

80 MAIN STREET  
WEST ORANGE, NJ 07052  
SHELDONGROSSREALTY.COM

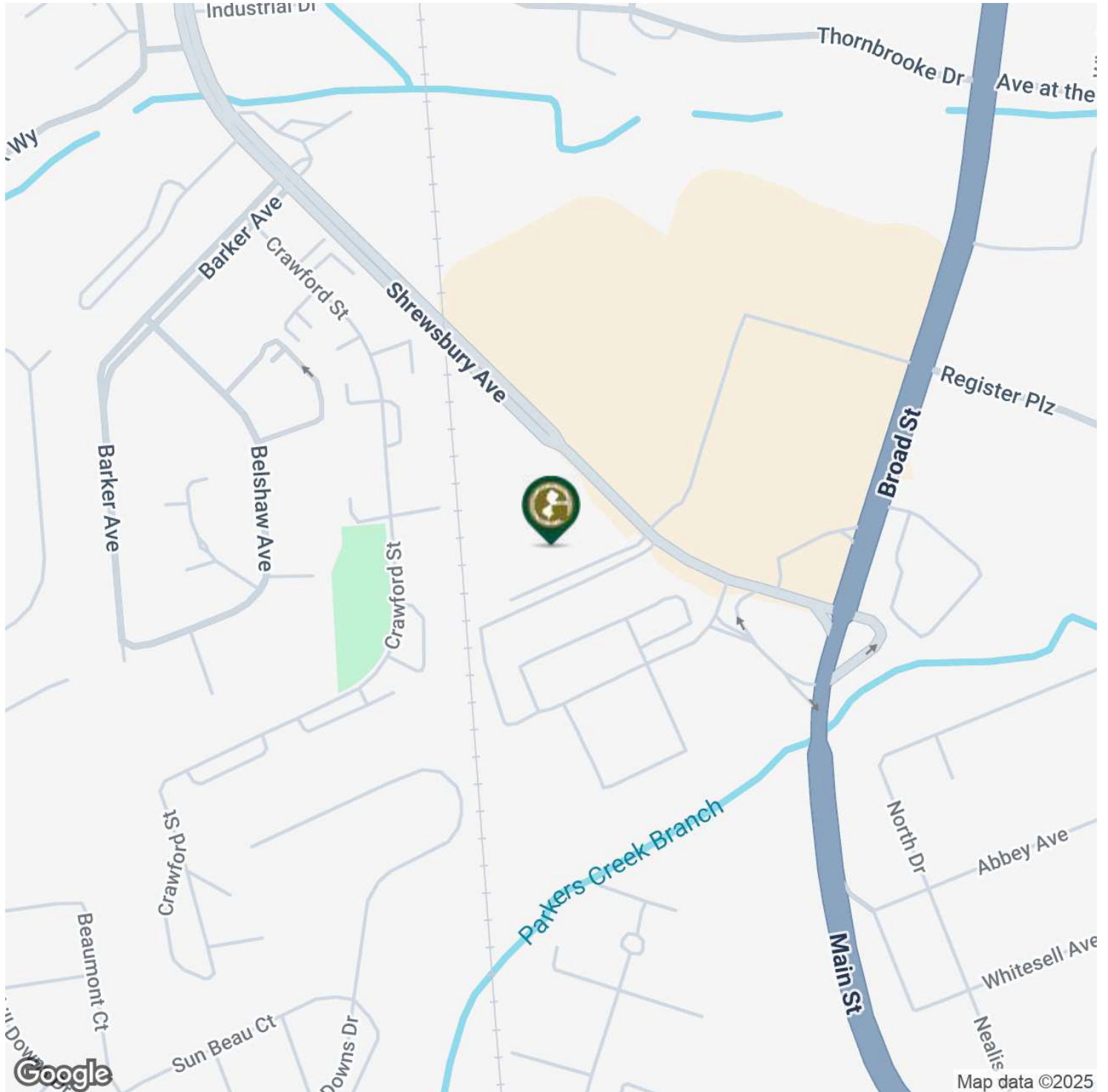
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*for more information:*

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, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

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