

# 4270 US Route 1

## Monmouth Jct, NJ

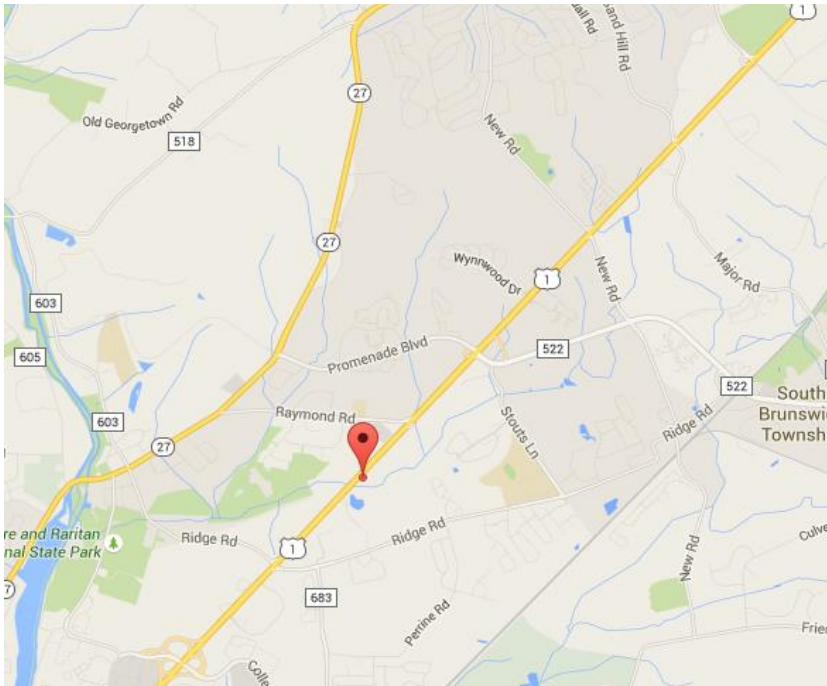


**5,620 SF**  
**Sale or Lease**

**5,620 SF**

Immediately available in 40,000 SF Class B Building on 3 Acres

- Office - Training Center
- Rental Rate \$14.00 SF plus all operating expenses (estimated at \$4.00 SF)
- Taxes \$2.26 SF
- Parking 200 Cars
- Ceiling Height: 12'
- Dock at rear of building
- Fully air-conditioned and heated
- Power: 400 Amps
- New 7.5 ton mechanical unit
- Illuminated signage
- 60% leased
- US Route 1 frontage
- Located on Rt. 1 with heavy traffic volume: 60,000 cars/day



**Contact: Jerry Fennelly, Patrick Dintrone**

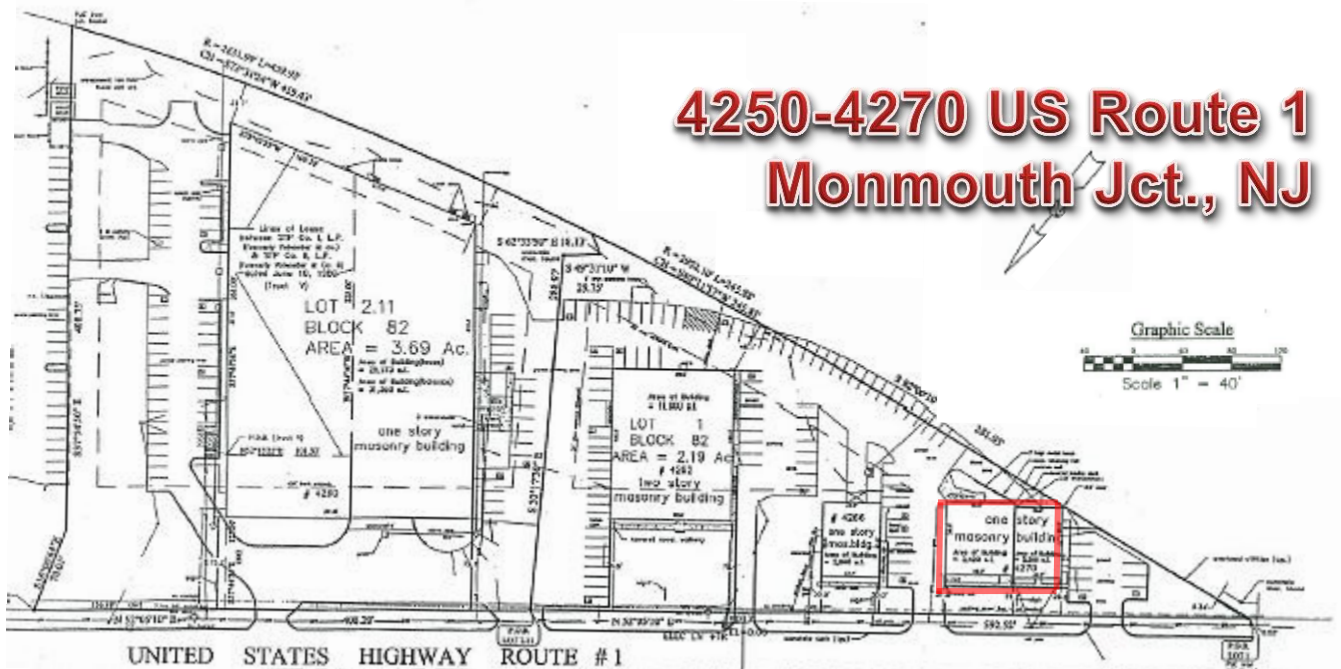
[www.Fennelly.com](http://www.Fennelly.com) | **609.520.0061** | [Fennelly@Fennelly.com](mailto:Fennelly@Fennelly.com)

**NAI Fennelly™**  
Commercial Real Estate Services, Worldwide.





**Part of the Office Park**  
 Consisting of 5 Buildings: total ca. 120,000 SF available



**Contact: Jerry Fennelly, Patrick Dintrone**

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

**NAI Fennelly™**  
 Commercial Real Estate Services, Worldwide.

**Potential Uses: Office Park zoned Property:**

Assisted Living Facilities ♦ Banks ♦ Child Care Centers ♦ Conference or Training Centers ♦ Dance Studios ♦ Duplicating or Office Supply Services ♦ Extended Stay Lodging Facilities ♦ Family Recreation Facilities ♦ Fitness Centers ♦ Health Clubs ♦ HMO Facilities ♦ Laboratories ♦ Medical Offices ♦ Medical Service ♦ Nursing Homes ♦ Product Demonstration Display ♦ Professional Office ♦ Retail Medical Supply ♦ Showroom Facilities ♦ Travel Agencies



*For More Information,  
Contact:*

**Gerard J. Fennelly  
Patrick Dintrone**

**NAI Fennelly™**  
Commercial Real Estate Services, Worldwide.

200A Whitehead Road, Suite 222  
Hamilton, NJ 08691  
(609) 520-0061 | [www.Fennelly.com](http://www.Fennelly.com)