

# 4270 US Route 1

Monmouth Jct, NJ

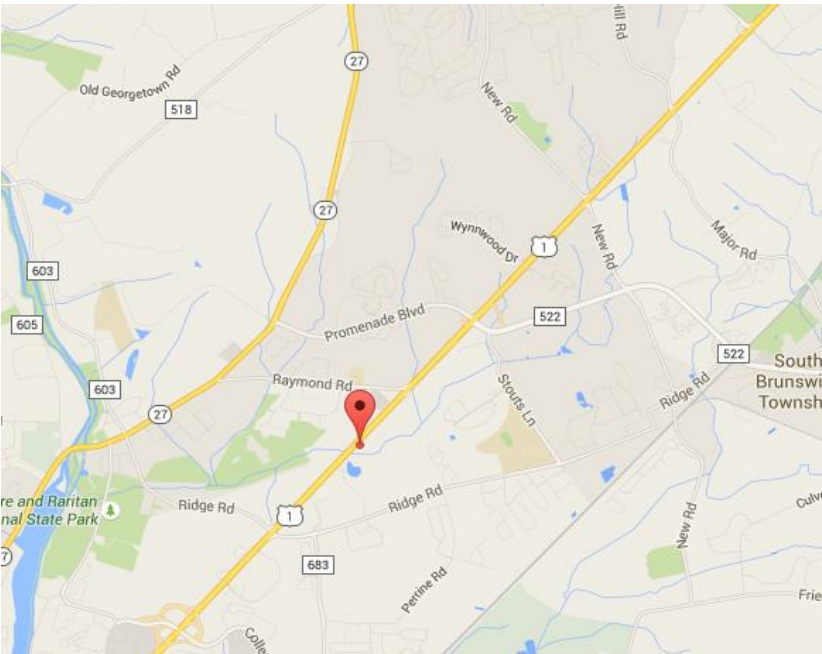


**5,620 SF**  
**Sale or Lease**

**5,620 SF**

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
- 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**

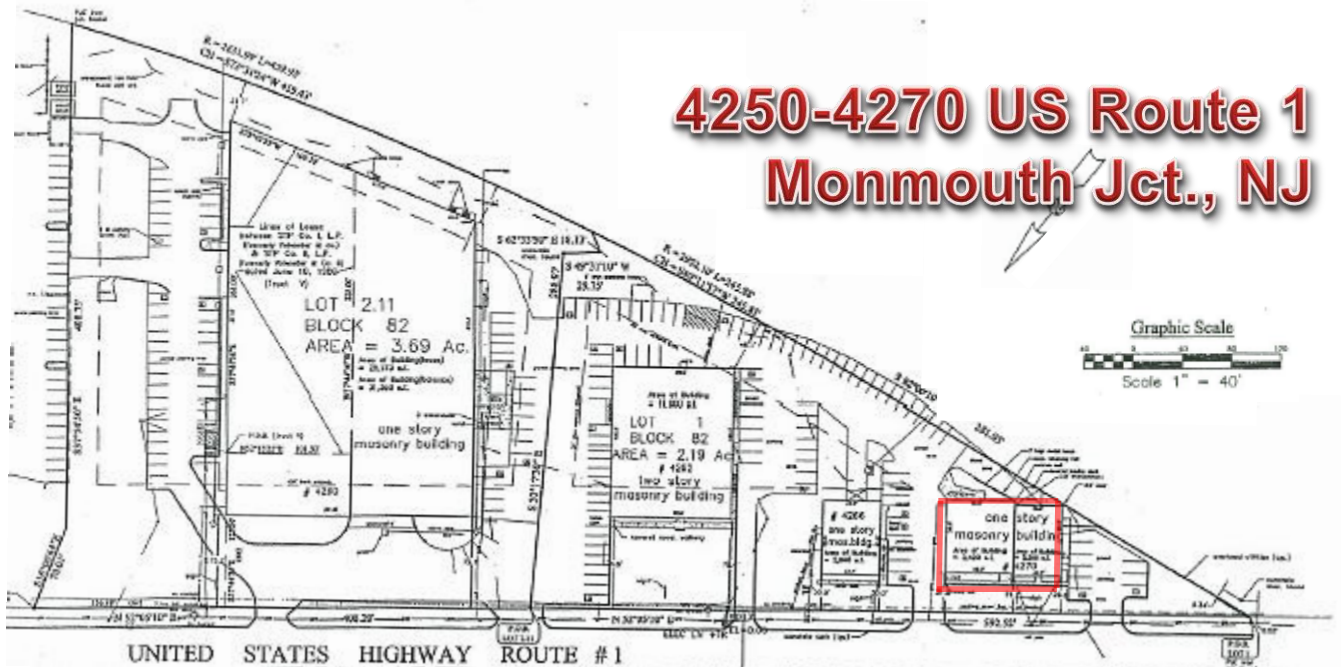
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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



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**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,  
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