

FOR LEASE | INDUSTRIAL

INDUSTRIAL WAREHOUSE

600 Rike Drive | Millstone, NJ 08535



PROPERTY SUMMARY

Available SF:	± 14,000 SF
Lease Rate:	\$12.00 SF/yr (Gross)
Lot Size:	± 3.26 Acres
Building Size:	± 21,000 SF
Cross Streets:	Prodelin Way

PROPERTY OVERVIEW

14,000 SF industrial warehouse space for lease. Located in Millstone, Monmouth County, this space has abundant parking and is located within close proximity to the NJ Turnpike and Route 33.

LOCATION OVERVIEW

Located at Moto Business & Industrial Park, with easy access to Route 33, NJ Turnpike, Garden State Parkway and other major highways.

PROPERTY HIGHLIGHTS

- Impeccably maintained
- Abundant parking - 52 parking spots
- (2) 200 amp service with expansion capabilities
- Ceiling height 18-20' clear span
- Loading - 6 drive-ins doors (14')
- Entire 21,000 SF warehouse is also available for sale

FOR MORE INFORMATION, PLEASE CONTACT:

Ronald Schrader Jr. | P: 732.623.2136 | C: 732.859.1781 | rschraderjr@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
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www.sitarcompany.com



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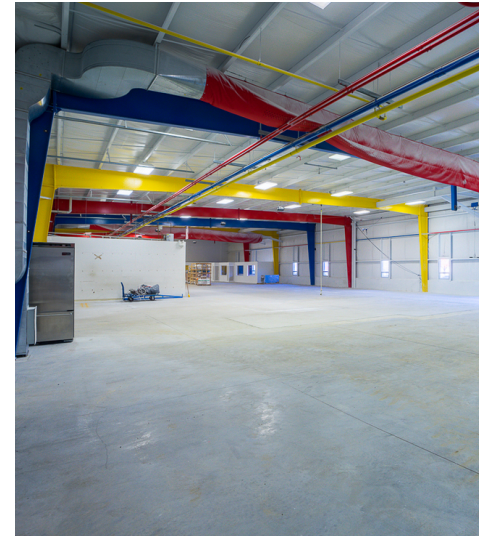
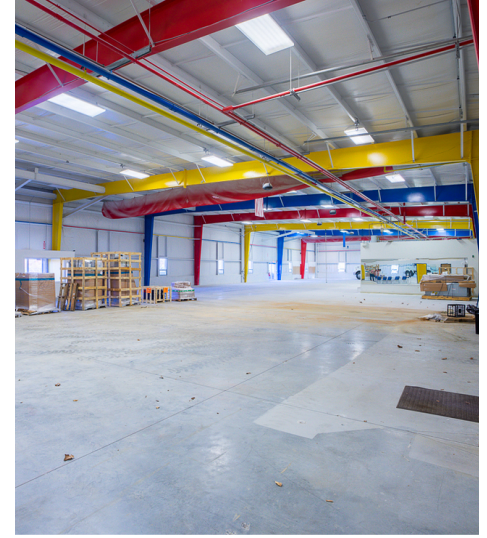


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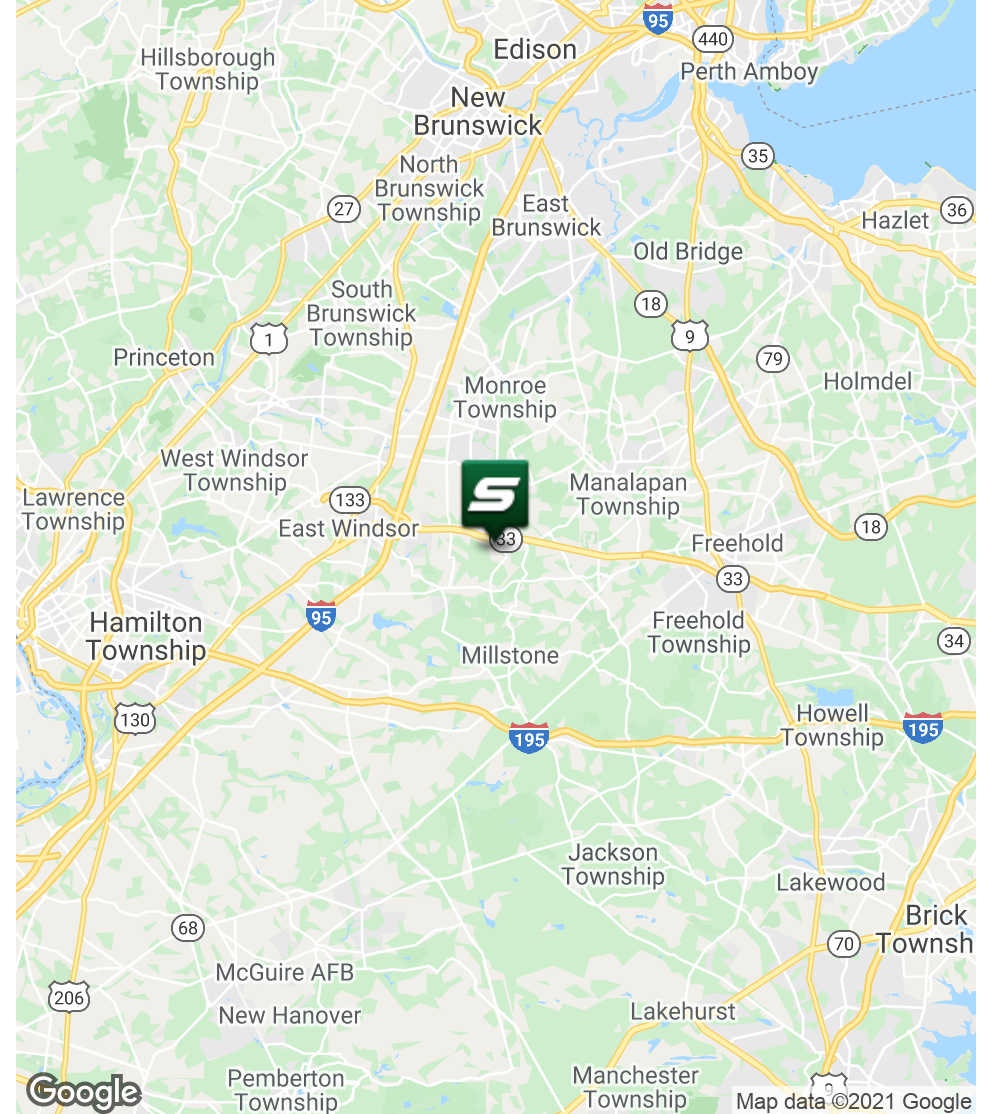
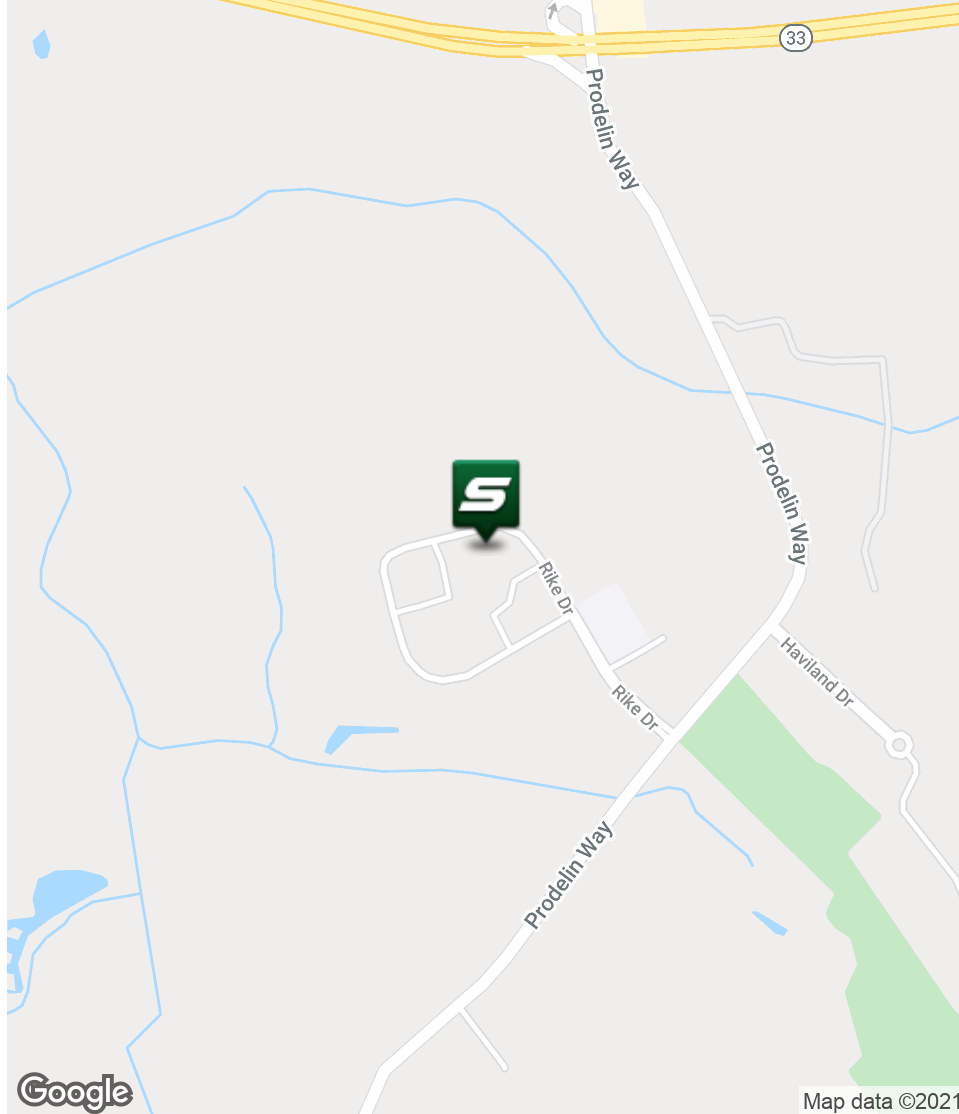


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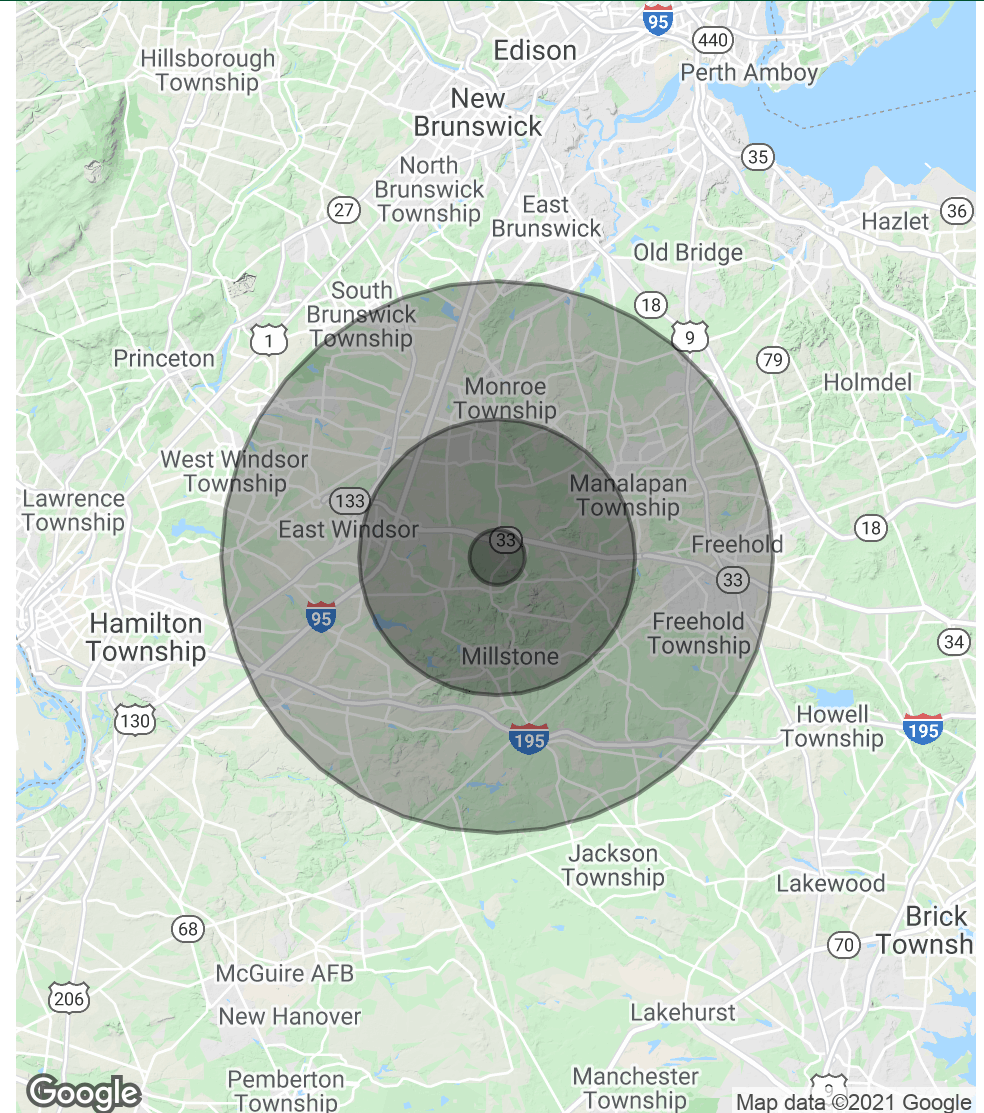
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,014	27,830	178,319
Average Age	41.2	40.2	41.2
Average Age (Male)	42.1	40.9	40.8
Average Age (Female)	39.9	39.8	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	313	9,119	63,254
# of Persons per HH	3.2	3.1	2.8
Average HH Income	\$147,882	\$129,910	\$108,427
Average House Value	\$619,865	\$616,461	\$439,293

* Demographic data derived from 2010 US Census



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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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