

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



PROPERTY SUMMARY

Lot Size: ± 0.7 Acres

Building Size: ± 7,094 SF

Cross Streets: Old Mill Road and Cottrell Road

Traffic Count: 23,908

PROPERTY OVERVIEW

Available Office Space & Pad Site

LOCATION OVERVIEW

At a signalized corner, across from WaWa, with easy access to Routes 9, 18, 35, and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- 1,200 SF office available
- 2,000 SF office available (with or without garage)
- 2 bay 3,000 SF garage can accommodate trucks of any size
- 1 bay 2,000 SF garage
- High 20 ft. ceilings
- Can be leased as a pad site, or use as a garage
- Many options considered
- .7 Acre lot, can be leveled
- Across from Wawa at signalized corner
- Large lot has plenty of parking

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



Lease Rate: \$0.00 - 20.00 SF/YR (MG; NNN)

Total Space 8,200 SF

Lease Type: MG; NNN

Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Garage/Warehouse	Vehicle Related	\$20.00 SF/YR	Modified Gross	± 3,000 SF	Negotiable	
Garage/Warehouse	Vehicle Related	\$10.00 SF/YR	Modified Gross	± 2,000 SF	Negotiable	
Available Offices	Office Building	\$20.00 SF/YR	Modified Gross	± 1,200 SF	Negotiable	
Available Offices	Office Building	\$20.00 SF/YR	Modified Gross	± 2,000 SF	Negotiable	
Available Pad Site	Retail Pad	\$120,000 PER YEAR	NNN	± .7 ACRES	Negotiable	Garage may be leveled after existing lease expires.

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

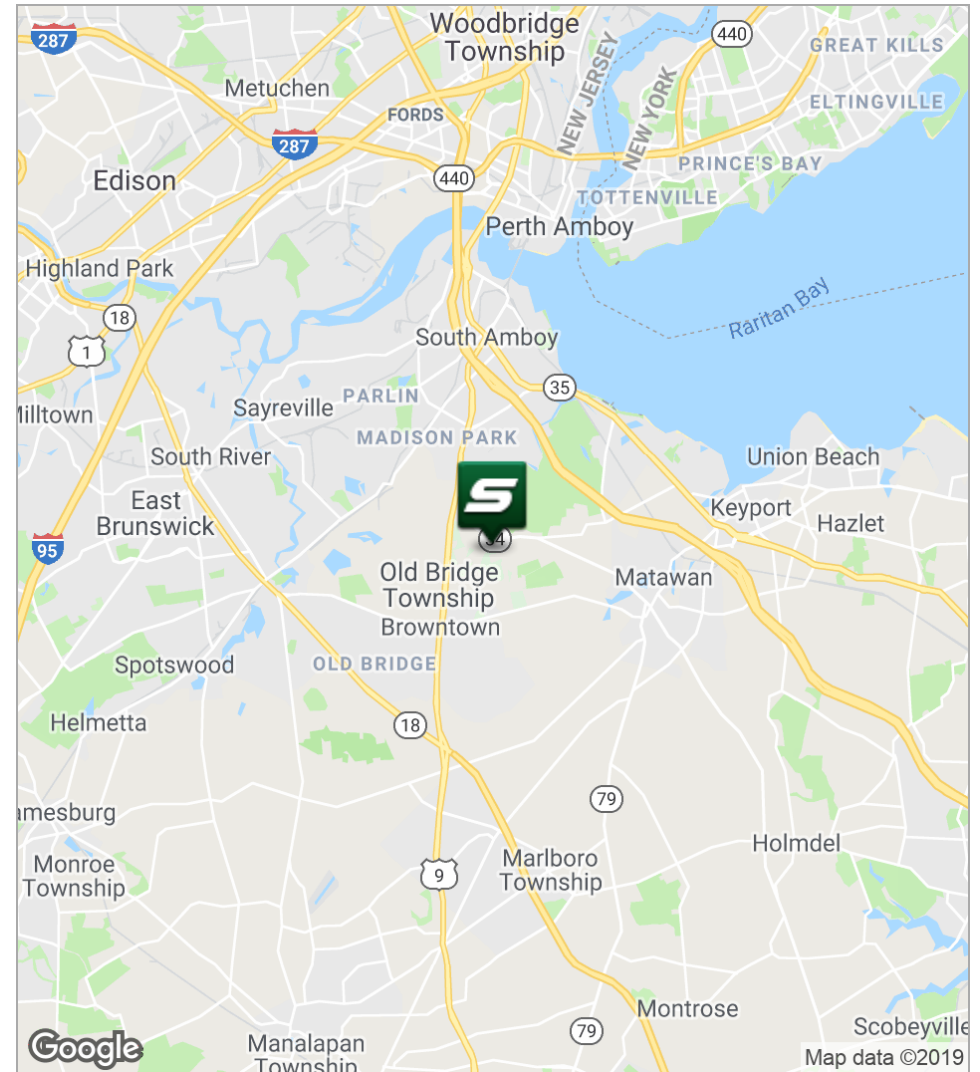


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

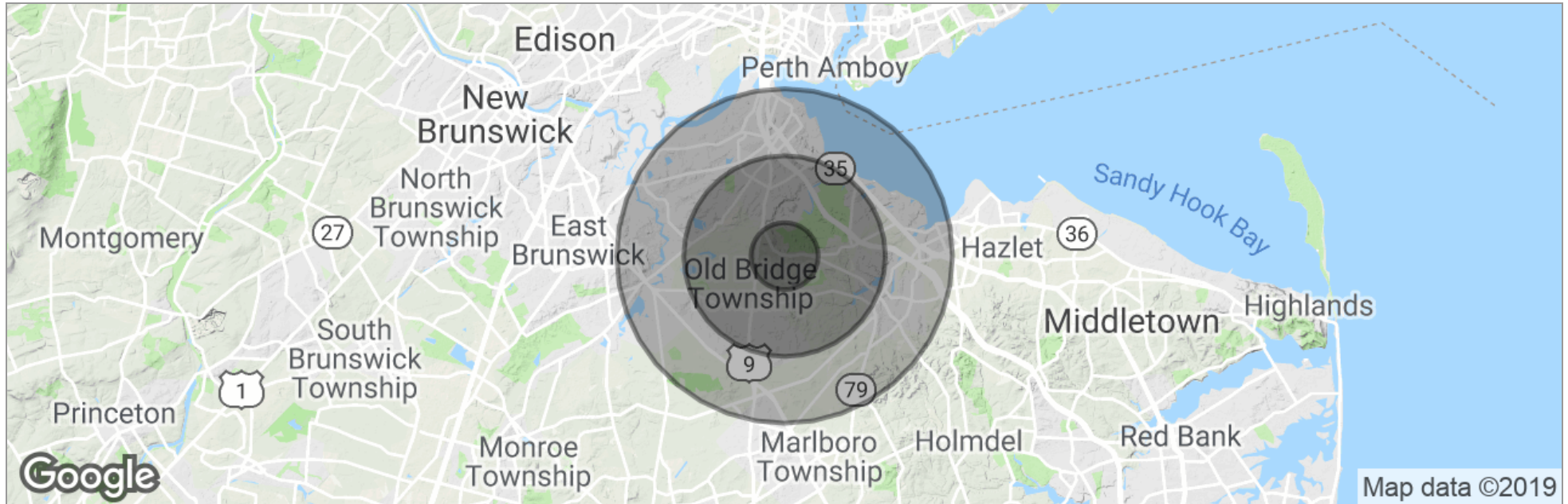


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



	1 Mile	3 Miles	5 Miles
Total Population	8,077	62,102	161,392
Population Density	2,571	2,196	2,055
Median Age	39.0	38.9	39.0
Median Age (Male)	39.5	38.7	38.4
Median Age (Female)	37.8	38.9	39.4
Total Households	3,167	23,398	58,563
# of Persons Per HH	2.6	2.7	2.8
Average HH Income	\$73,645	\$86,218	\$92,419
Average House Value	\$348,826	\$379,437	\$387,325

* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com



Disclaimer: 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, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | WAREHOUSE, OFFICE OR PAD SITE

150 ROUTE 34

150 Route 34 | Old Bridge, NJ 08857



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.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

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.

FOR MORE INFORMATION, PLEASE CONTACT:

Joseph Allegro | P: 732.623.2145 | C: 201.988.5534 | allegro@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
www.sitarcompany.com

