

30 Abeel Road, Monroe, NJ

# Unique, Low-Coverage Site of 5.2 Acres with a ± 26,274 SF Building



**NJ Turnpike Signage | 33'10" Clear Height | Crane Rail Infrastructure**

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# Property Specifications



30 ABEEL RD

**±26,274 SF**  
Total Building

**±8,871 SF**  
Office Space

**±624**  
Mezzanine Office Space

**5.2 ACRES**  
Land

**33'10"**  
Clear height

**52' X 30'**  
Column spacing

**1**  
Drive-In Door  
(+4 Future Doors)

**1,200 AMPS**  
Power

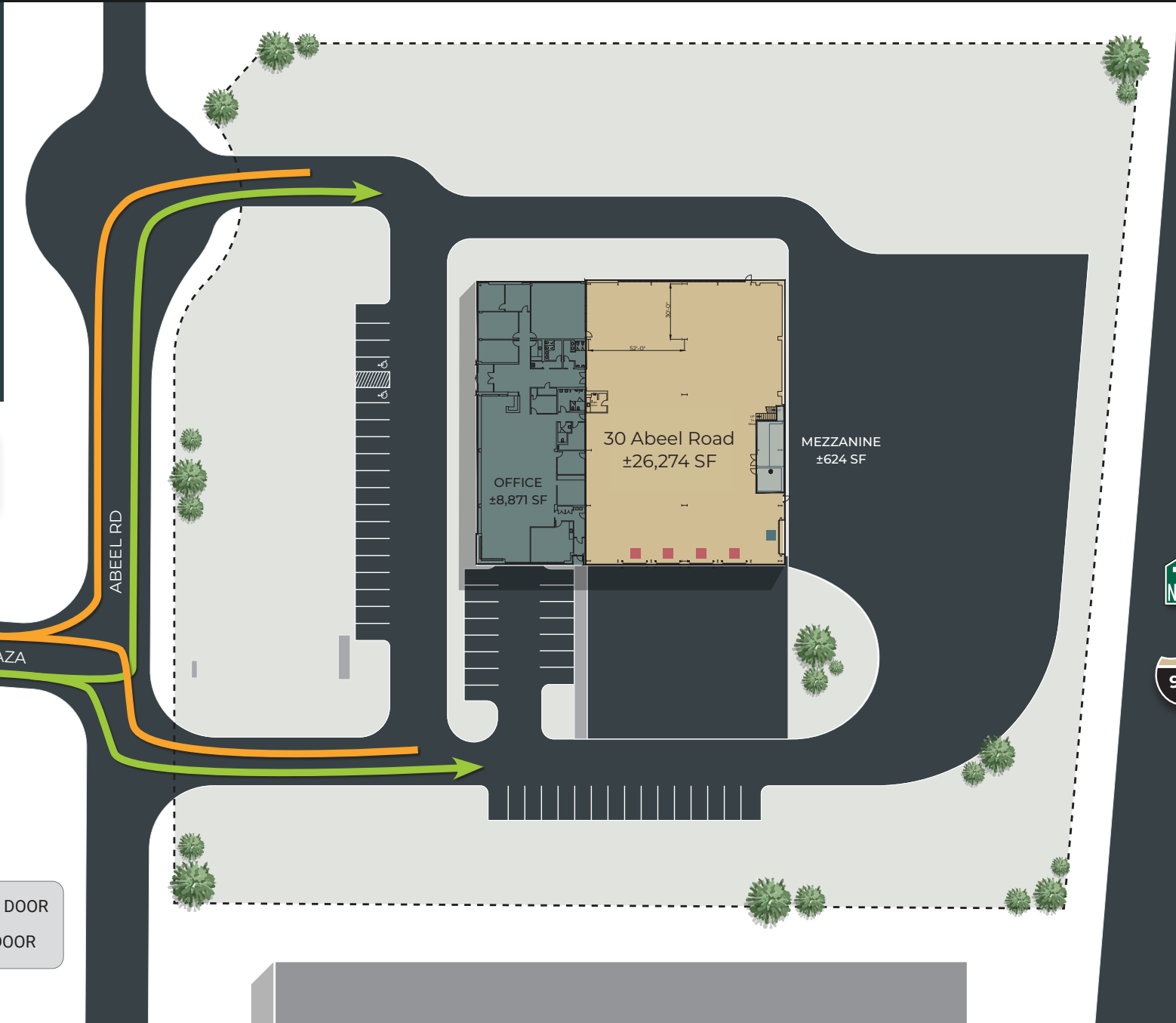
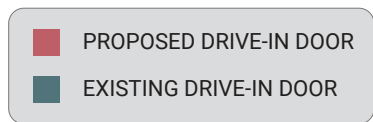
**WET**  
Sprinkler

**LIGHT INDUSTRIAL**  
Zoning

# New Proposed Plan

## PLANNED CAPITAL IMPROVEMENTS BY OWNERSHIP

- Installation of additional drive-in doors
- Renovation of the office and warehouse areas
- New pavement & the creation of full building circulation



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# Interior Photos



OFFICE SPACE



WAREHOUSE SPACE



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# Local Access

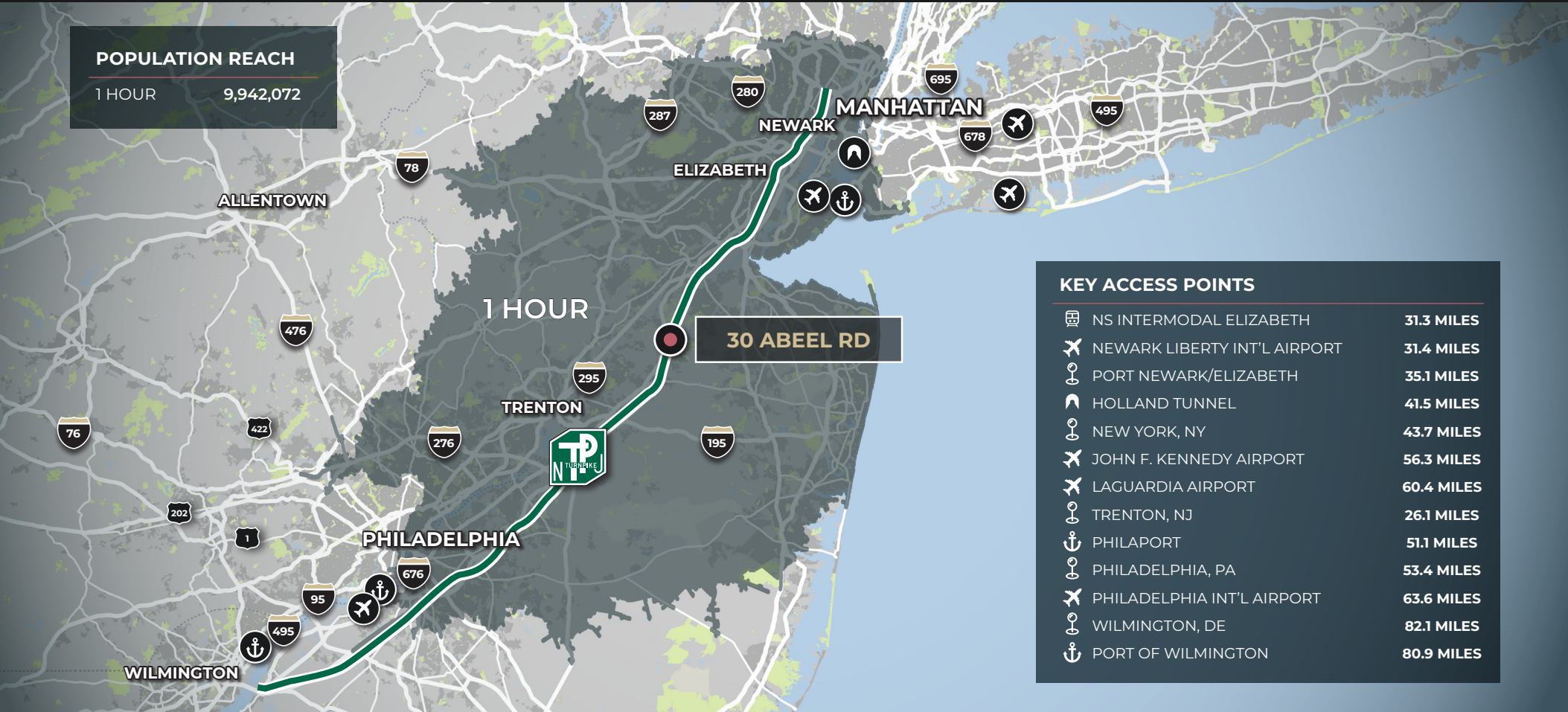


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# Premier Regional Connectivity



**POPULATION REACH**  
1 HOUR 9,942,072



## KEY ACCESS POINTS

	NS INTERMODAL ELIZABETH	31.3 MILES
	NEWARK LIBERTY INT'L AIRPORT	31.4 MILES
	PORT NEWARK/ELIZABETH	35.1 MILES
	HOLLAND TUNNEL	41.5 MILES
	NEW YORK, NY	43.7 MILES
	JOHN F. KENNEDY AIRPORT	56.3 MILES
	LAGUARDIA AIRPORT	60.4 MILES
	TRENTON, NJ	26.1 MILES
	PHILAPORT	51.1 MILES
	PHILADELPHIA, PA	53.4 MILES
	PHILADELPHIA INT'L AIRPORT	63.6 MILES
	WILMINGTON, DE	82.1 MILES
	PORT OF WILMINGTON	80.9 MILES

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