

FOR SALE

Presented by
One
REAL ESTATE

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1985 Rutgers University Blvd
Lakewood, New Jersey



Commercial & Residential Real Estate
One
REAL ESTATE



1985 RUTGERS UNIVERSITY BLVD | LAKEWOOD, NJ

Property Overview

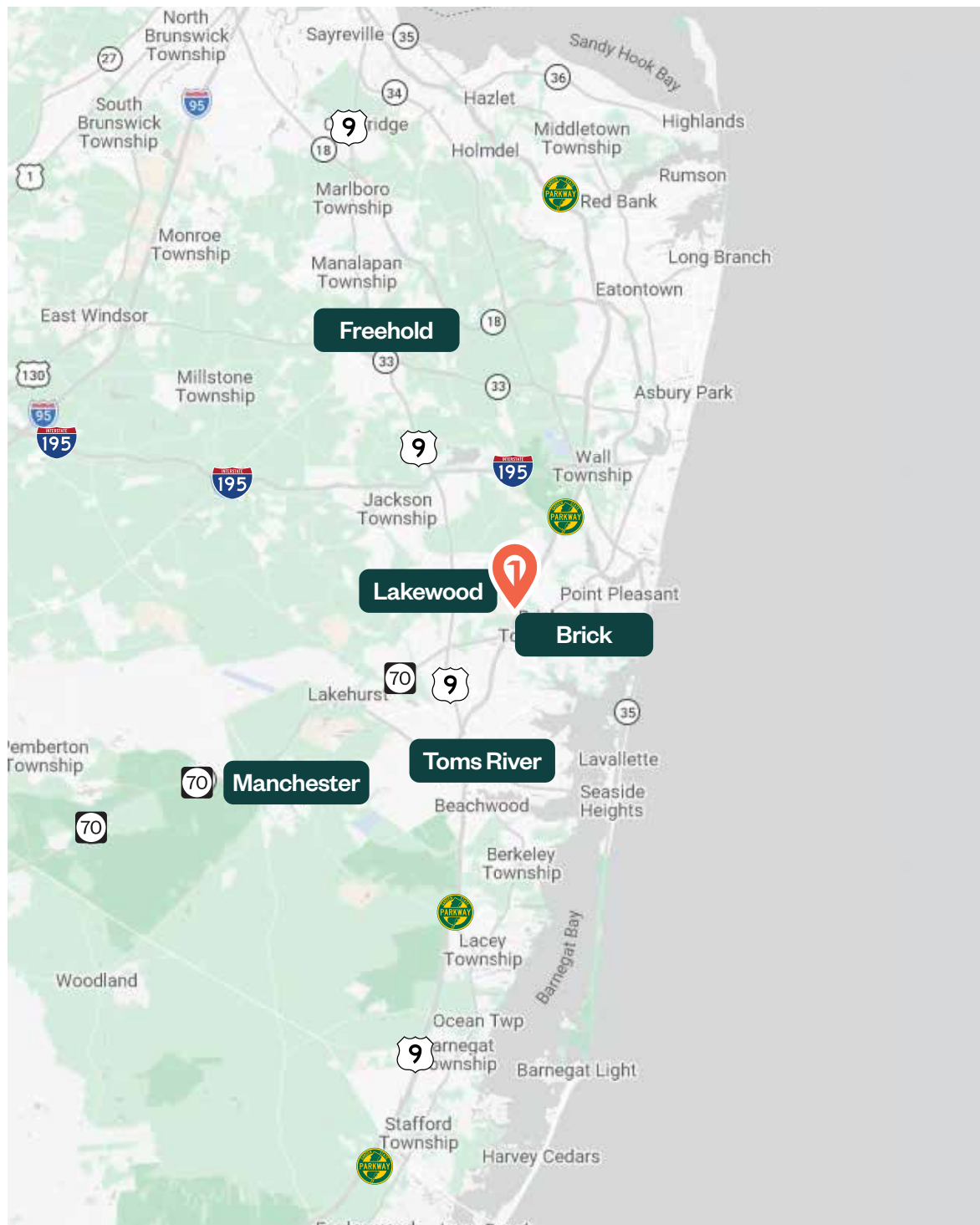
An exceptional opportunity to acquire a 200,000+ SF industrial property in Lakewood Industrial Park. The fully occupied property generates approximately \$2.44 million in current NOI and includes a fully approved 44,000 SF expansion, creating potential to grow the property to approximately 244,000 SF. With a strong industrial location, diversified tenancy, and significant expansion potential, 1985 Rutgers University Boulevard offers both immediate income and long-term flexibility.

Space Summary

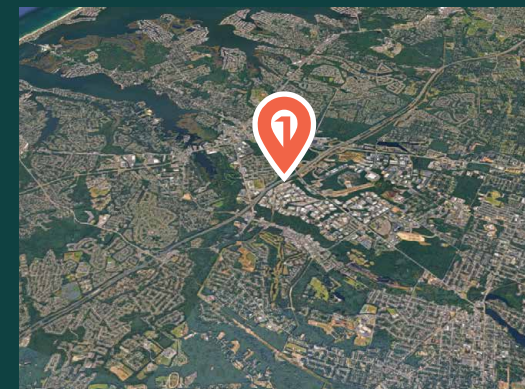
-  200,000 Sq. Ft. Industrial Building
-  50,000 Sq. Ft. Available December 2026
-  150,000 Sq Ft Leased.
-  Central Location & Easy Access
-  Perfect for Investor or end-user
-  Approved for 44K Sq Ft Expansion

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1985 RUTGERS UNIVERSITY BLVD | LAKEWOOD, NJ



10 Minutes to Toms River

5 Minutes to Brick

10 Minutes to Howell

15 Minutes to Jackson

 7 Minute to Route 9

 12 Minutes to I-195

 5 Minute to the G.S.P.

 5 Minutes to Rt 70

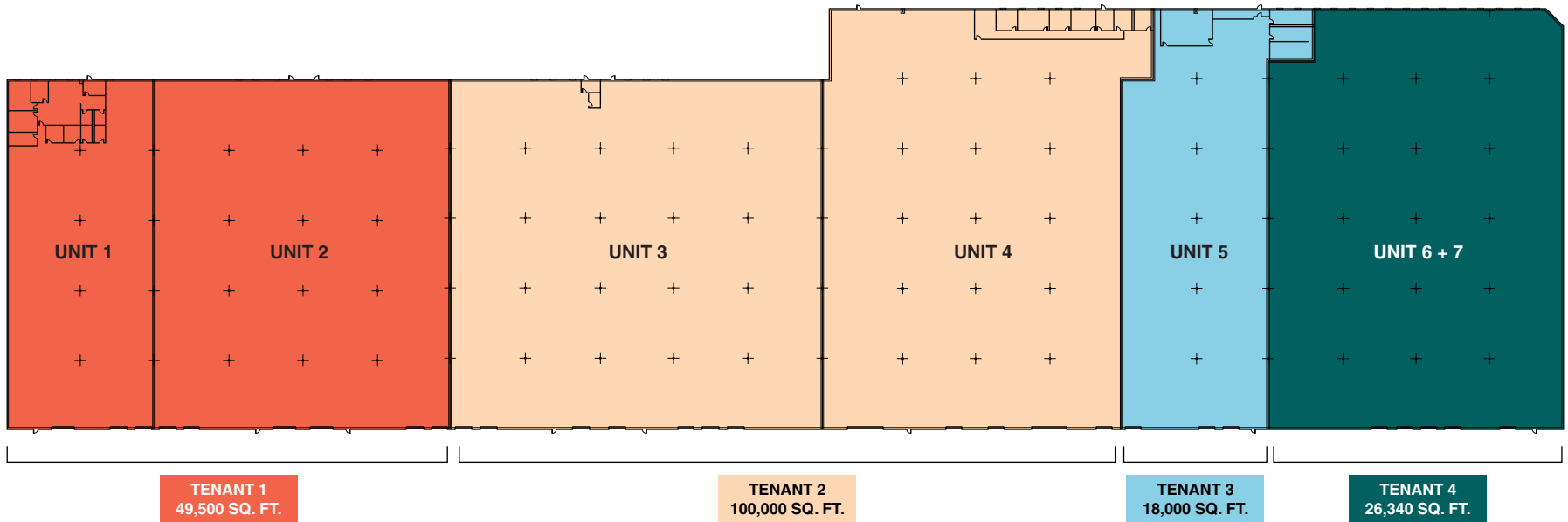
 20 Minutes to Rt 37

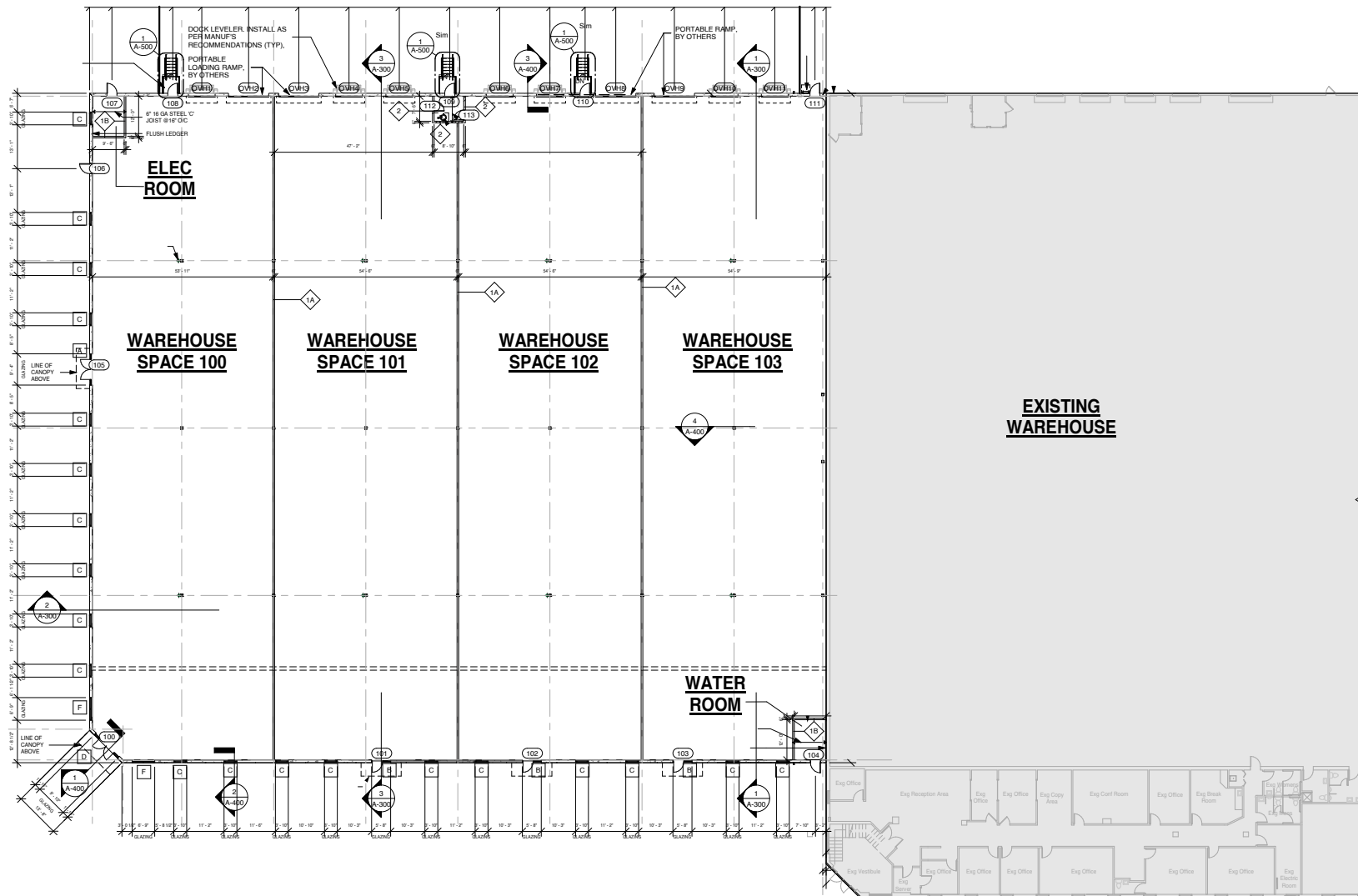
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