

3176 SHAFTO RD. | TINTON FALLS, NJ 07753 | BUILDING B

FOR LEASE – FLEX / WAREHOUSE SPACE

TOTAL AVAILABLE	INDIVIDUAL UNITS	LEASE TERM	AVAILABILITY
14,950 – 29,900 SF	2 × 14,950 SF	5 – 20 Years	August 1, 2026



PROPERTY OVERVIEW

State-of-the-art industrial park under construction on 11 acres, comprising 3 buildings (Phase 1: 45,000 SF; Phase 2: 30,000 SF + 4,000 SF). Building B offers 29,900 SF divisible into two 14,950 SF flex/warehouse units, each with 1,000 SF of dedicated office space. Concrete/tilt-up construction with insulated panels ensures durability and energy efficiency. Fully tractor-trailer accessible with ample truck court depth. Each unit features 4 loading docks equipped with automatic levelers and 1 drive-in bay, totaling 8 loading docks and 2 drive-in bays across the building.

KEY HIGHLIGHTS

- 11-acre industrial campus | 3 buildings
- Concrete / tilt-up construction with insulated panels
- 28' clear ceiling height
- ESFR fire suppression system
- 8 loading docks w/ automatic levelers (4 per unit)
- 2 drive-in bays (1 per unit)
- 1,000 SF dedicated office space per unit
- Combinable up to 29,900 SF of contiguous space
- Route 18 | I-195 | Garden State Parkway

SPACE	SIZE	TERM	RENTAL RATE	USE	PARTIAL BUILD-OUT	AVAILABLE
1st Floor – Unit 1	14,950 SF	5–20 Years	Upon Request	Flex	Yes	Aug 1, 2026
1st Floor – Unit 2	14,950 SF	5–20 Years	Upon Request	Flex	Yes	Aug 1, 2026