



**FOR SALE:**

Two Freestanding Commercial Buildings  
Office + Daycare, Total of 15,600 Sq. Ft.

300 & 350 Rike Drive | Millstone, NJ 08535

**OFFERING MEMORANDUM**

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**LEGACY**  
Commercial Realty, LLC





**EXCLUSIVELY LISTED BY:**

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## EXECUTIVE SUMMARY

Legacy Commercial offers a unique investment opportunity featuring two distinct one-story commercial buildings. With a total of 15,600 square feet on a 2.99-acre lot, this property combines a prime location near Route 33 and the New Jersey Turnpike with versatile zoning for industrial, office, and service uses.

### 350 RIKE DRIVE

- 7,800 SF Montessori school and daycare facility with an outdoor playground.
- Fully operational, Leased until 2031

### 300 RIKE DRIVE

- 7,800 SF vacant professional office building, move-in ready
- Flexible layout options, including reception, conference rooms, workstations, private offices, and lounge facilities

### KEY HIGHLIGHTS

- **Prime Location:** Located within one mile of Route 33 and minutes from New Jersey Turnpike (I-95) Exit 8, offering exceptional regional connectivity.
- **Ample Parking:** 75 total parking spaces accommodate diverse tenant needs.
- **Modern Construction:** Built in 2005 with durable concrete slab foundations, brick exterior walls, and pitched asphalt shingle roofs.
- **Utilities:** Equipped with gas-fired HVAC units, hot water heaters, well water, and septic systems.



# EXECUTIVE SUMMARY

## PROPERTY HIGHLIGHTS

|                  |  |
|------------------|--|
| Property Address | 300-350 Rike Drive, Millstone, NJ 08535  |
| Asking Price     | \$2,800,000.00 (\$180.00 PSF)  |
| Square Footage   | 300 Rike Drive: 7,800 SF (Vacant Professional Office)<br>350 Rike Drive: 7,800 SF (Montessori School/Daycare)<br>Total Square Footage: 15,600 SF |
| Lot Size         | 2.99 acres   |
| Parking          | 75 spaces  |
| Year Built       | 2005   |
| Zoning           | BP (Business Park)   |

## 2024 GROSS EXPENSES

|                               |             |
|-------------------------------|-------------|
| Real Estate Taxes 2024        | \$40,984.64 |
| Well Maintenance              | \$2,890.00  |
| Septic Maintenance            | \$324.00    |
| Fire Alarm Maintenance        | \$2,074.00  |
| Grounds Maintenance           | \$9,601.00  |
| Garbage Disposal              | \$1,935.00  |
| Association Dues              | \$6,428.00  |
| Building / Property Insurance | \$5,000.00  |
| Total Expenses                | \$69,236.64 |

## FINANCIALS

|                               |             |
|-------------------------------|-------------|
| Gross Income @ 50% Occupancy: | \$90,000.00 |
|-------------------------------|-------------|





**SUBJECT PROPERTY**  
300 & 350 Rike Drive  
15,600 SF / 2.99 AC LOT

**uni tel**  
SafeGuard  
DOCUMENT DESTRUCTION

**ABUFF & BEYOND**  
PERFORMANCE CAR CARE

**VALCOURT**  
BUILDING SERVICES

**MOTIVES**  
EST. 2013  
GYM



**MidAtlantic**  
MECHANICAL

**meCO inc**

**EAST COAST**  
EMERGENCY LIGHTING INC.

**ADVANCE**  
TIRE

**PAVION**  
FORMERLY INTEGRATED  
SECURITY & COMMUNICATIONS

**GREIF**

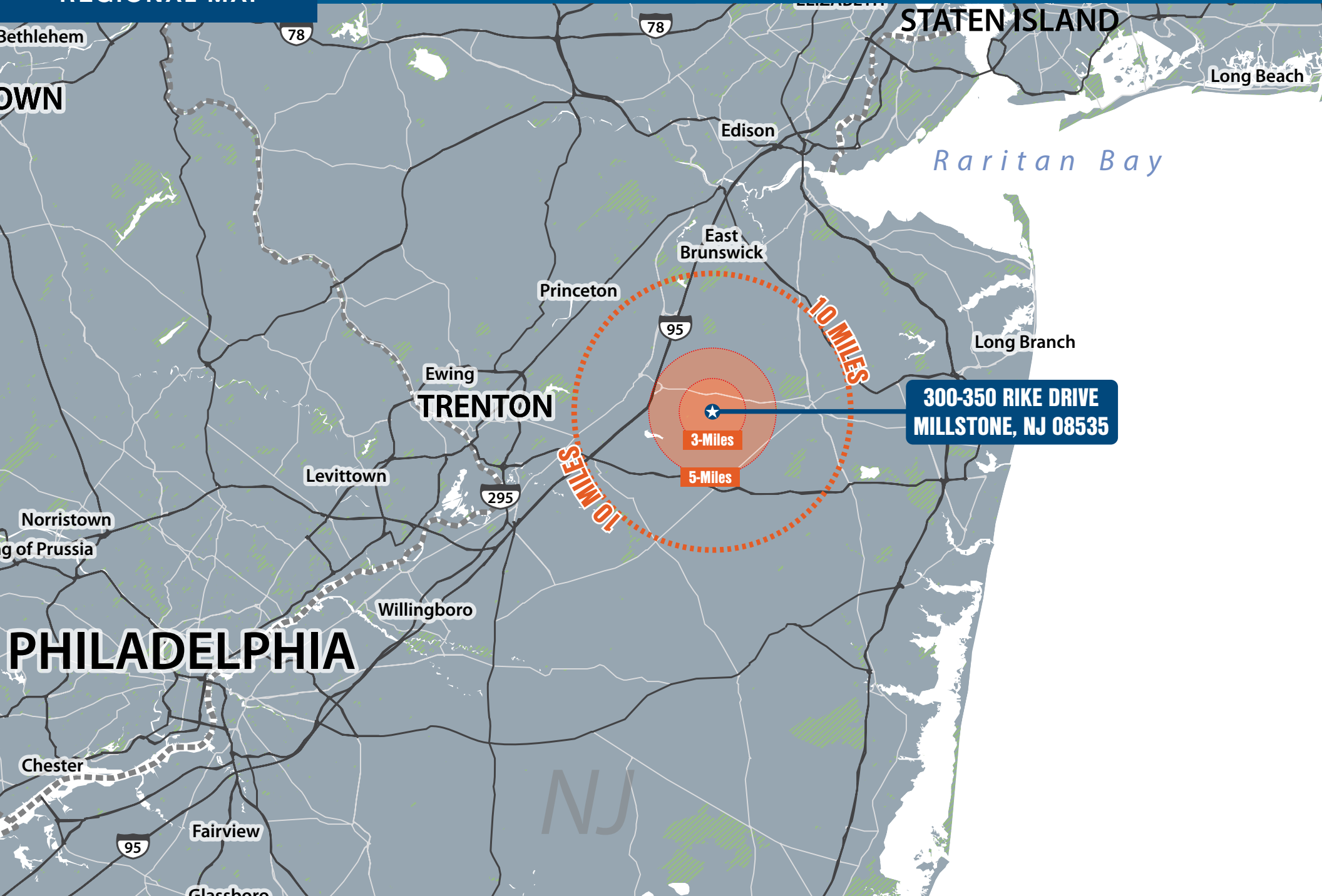
**CREST**  
Engineering Associates Inc

# MARKET AERIAL



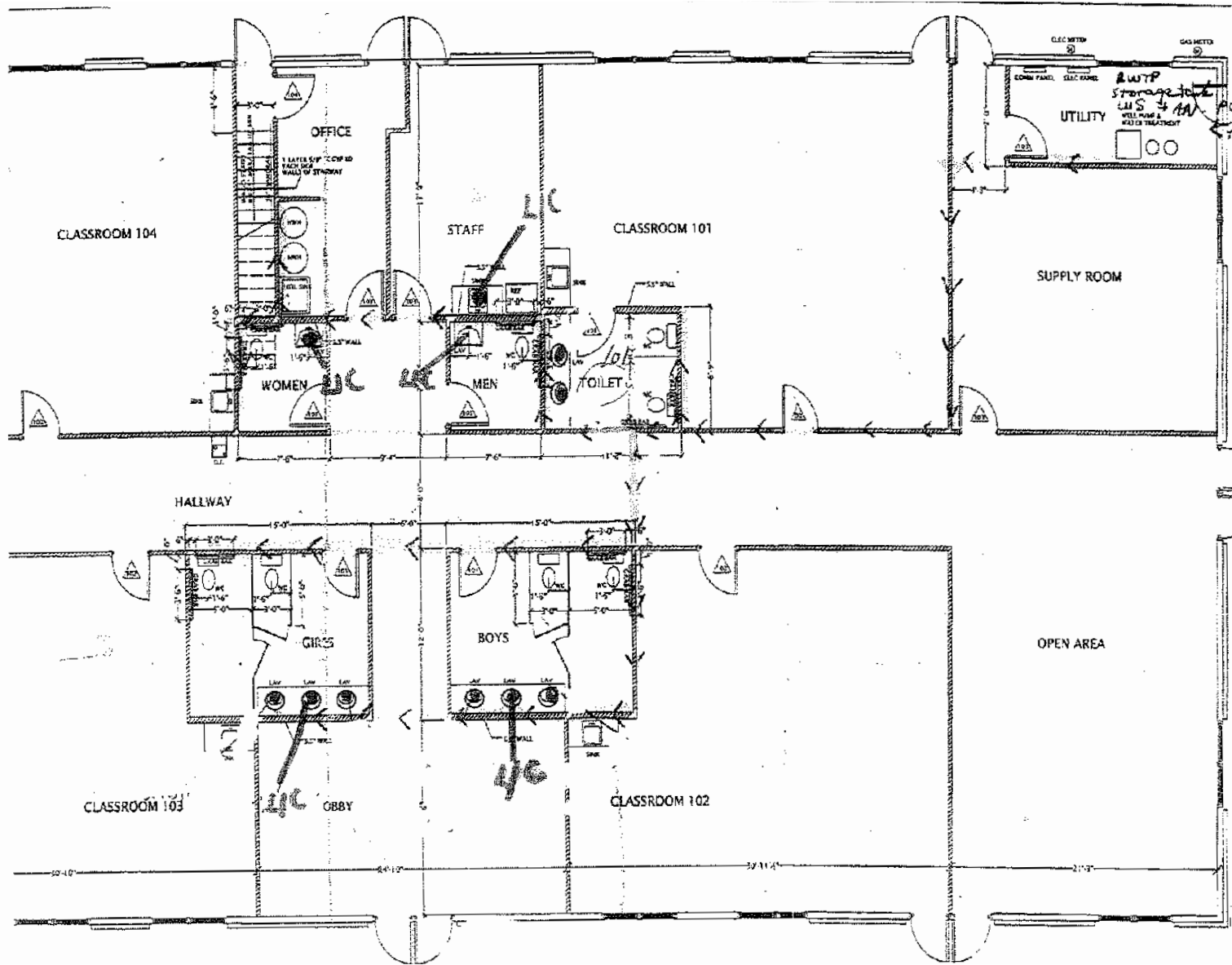
300 & 350 RIKE DRIVE, MILLSTONE, NJ 08535

# REGIONAL MAP





# FLOOR PLAN - 350 RIKE DRIVE



# EXTERIOR PHOTOGRAPHY



## DISCLAIMER

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If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. 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