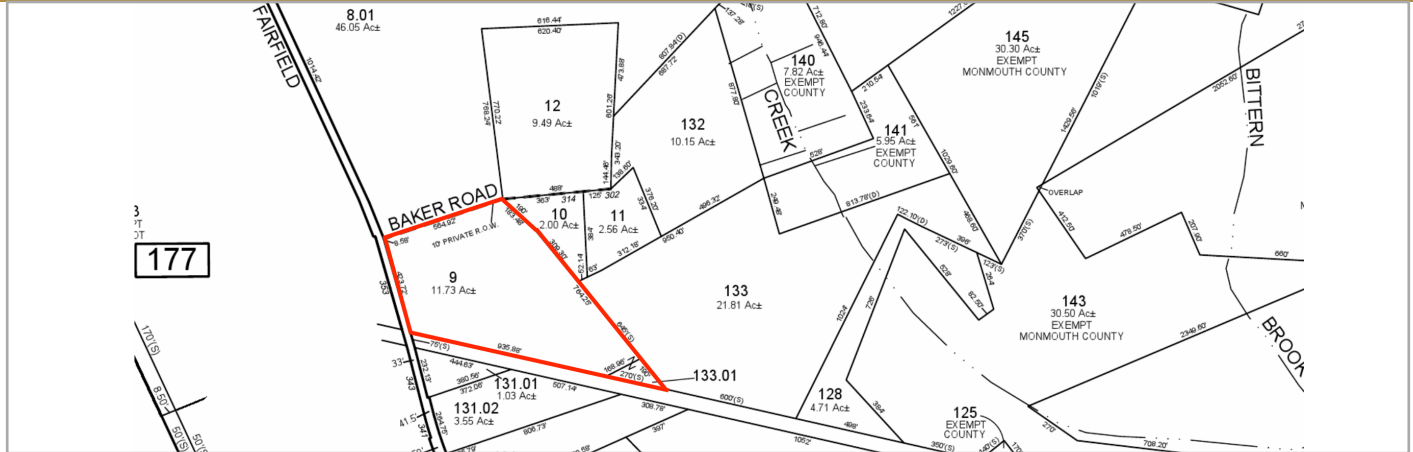


353 Fairfield Road

Howell Township, Monmouth County, NJ 07731

±13-Acre SED-1 Development Opportunity

Block 177, Lots 9 & 133.01 | Offered by The Brokers Network, Inc.



INVESTMENT HIGHLIGHTS

- ±13 acres zoned SED-1, positioned for warehouse/distribution or flex industrial development
- Assemblage potential with adjacent parcels — meaningful upside for a developer able to consolidate site control
- Two viable development paths, including a subdivision scenario, offering flexibility across buyer profiles
- Located in one of Central Jersey's most active industrial/logistics submarkets
- Rare offering of contiguous, developable acreage in a supply-constrained submarket
- Suited to owner-user or institutional developer execution

PROPERTY OVERVIEW

The Brokers Network is pleased to offer 353 Fairfield Road, a ±13-acre development site in Howell Township, Monmouth County, New Jersey. Zoned SED-1, the property offers strong potential for warehouse, distribution, or flex industrial use in a submarket defined by tightening supply and sustained demand for last-mile and regional distribution space. The site's scale and zoning support multiple paths to development, including a subdivision scenario that gives buyers flexibility depending on their use case and timeline. Its position alongside adjacent parcels also creates a meaningful assemblage opportunity for a developer able to secure control of the broader footprint. Buyers should complete independent due diligence on permitted uses, subdivision requirements, and site development potential under SED-1 zoning.

PROPERTY FACTS

ADDRESS

353 Fairfield Road

MUNICIPALITY

Howell Township, NJ

COUNTY

Monmouth

BLOCK / LOTS

177 / Lots 9 & 133.01

SITE SIZE

±13 Acres

ZONING

SED-1

USE POTENTIAL

Warehouse/Distribution,
Flex Industrial

PRICE

Call for Pricing

Zoning Summary — SED-1 District

Howell Township Land Use Code, Schedule I | 353 Fairfield Road

PRINCIPAL PERMITTED USES

Permitted by right (PPU)

- Agricultural and forestry
- Assembly / packaging
- Construction
- Financial institutions
- Health care facilities / medical centers
- Health club facilities / fitness centers
- Manufacturing¹
- Microbrewery
- Multipurpose recreation and sports complex
- Offices
- Self-storage facilities
- Solar generation facilities
- Utilities

CONDITIONAL USES

Requires conditional use approval (CU)

- Warehouse / distribution

RECENT AREA DEVELOPMENT

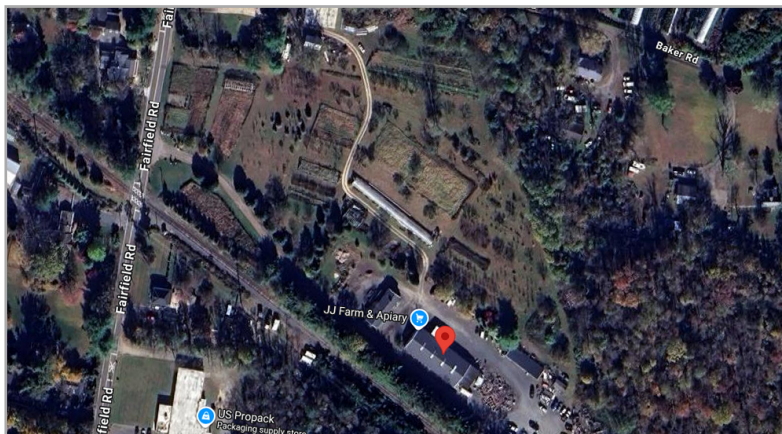
- **Howell Industrial #2 (375 Fairfield Rd)**
Adjacent two-building, ±503,956 SF shovel-ready logistics park approved for build-to-suit, lease, or sale — directly next to the subject site.
- **Howell 1 (400 Fairfield Rd)**
368,000 SF Class A industrial facility, sold for \$69.9M in 2024 on a full-building 15-year lease. A solar farm was also built behind the property.
- **470 Fairfield Road**
202,049 SF fully approved, shovel-ready Class A facility on 20 acres.

Reflects active industrial development along the Fairfield Road corridor, underscoring institutional and developer demand in this submarket.

1. Manufacturing includes: apparel/finished fabric products, electronic & electrical equipment, fabricated metal products, food & kindred services, furniture/fixtures, leather products, lumber/wood products, paper products, photographic/medical/optical equipment, printing & publishing, glass products, and textile products. Source: Howell Twp. Code §188, Attachment 1 (Supp. 2, Jun 2023).

LOCATION

Situated in Howell Township, Monmouth County — one of New Jersey's largest and fastest-growing municipalities — 353 Fairfield Road sits within a well-established industrial and logistics corridor offering strong regional highway access throughout Central New Jersey.



Frank Henry

The Brokers Network, Inc. | Loch Arbour, NJ | (732) 963-7983

All information deemed reliable but not guaranteed. Buyer to verify independently.