



## **530 Highway 33**

530 Highway 33, Millstone Township, NJ 08535

# **Weichert**

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# 530 Highway 33

Pricing: Market-Driven / Call for Offers

Centrally positioned between two major port hubs:

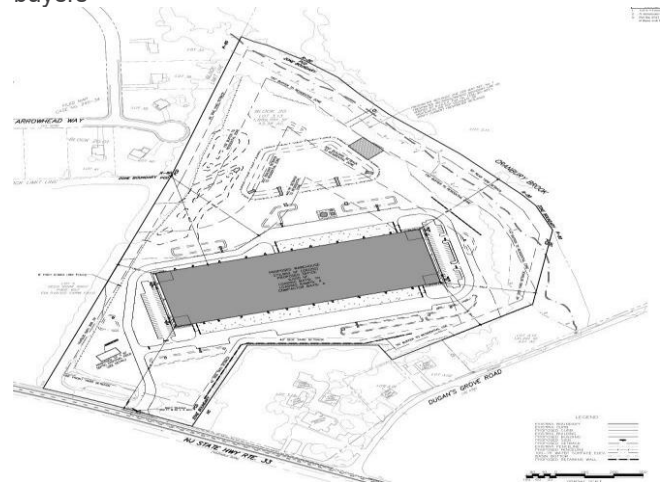
Port of Newark / Elizabeth

Ports of Philadelphia / Wilmington

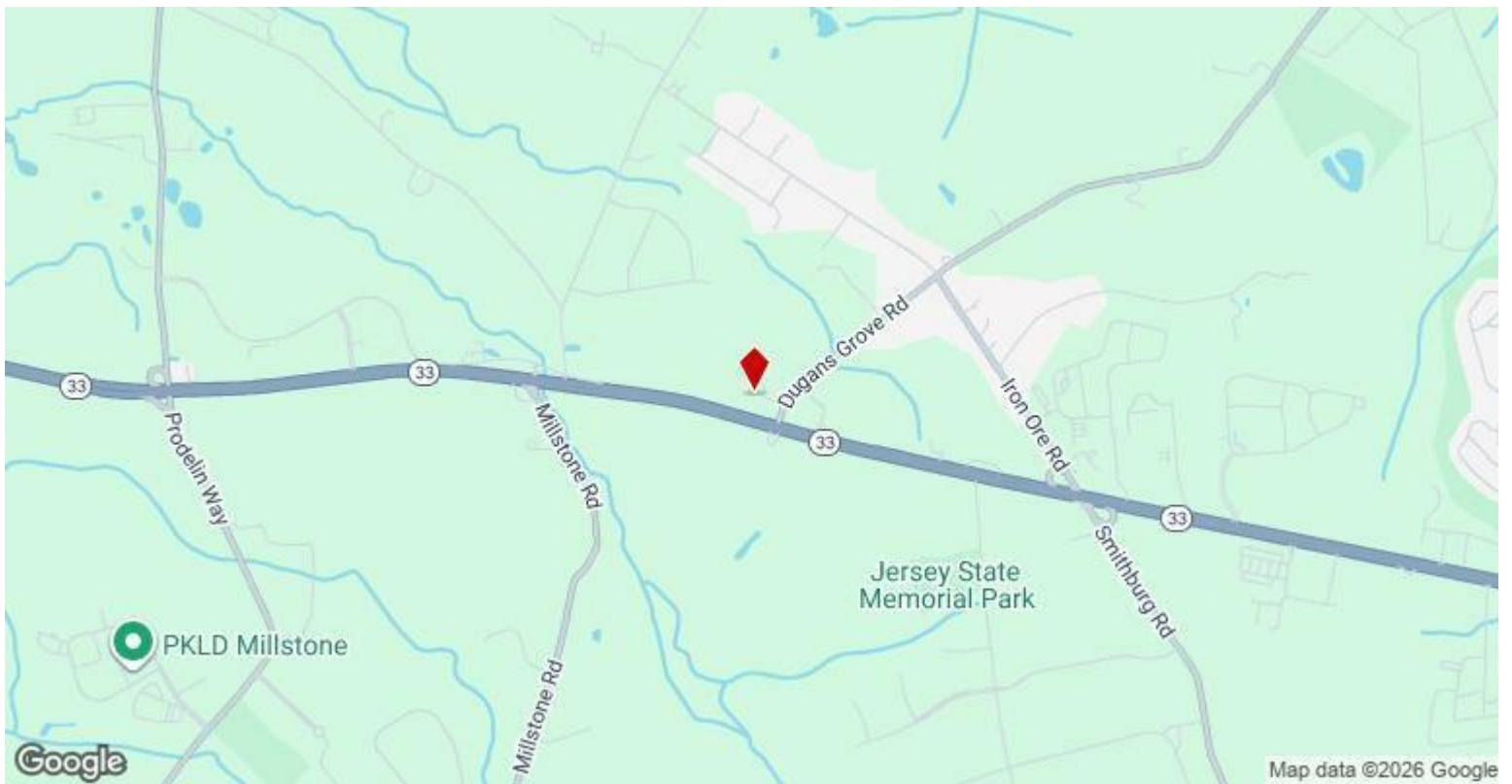
Weichert Realtors, as exclusive listing broker, is pleased to present 530 Route 33, a rare opportunity to acquire a fully approved  $\pm 43.38$ -acre industrial development site in Millstone Township, Monmouth County, New Jersey.

The...

- Final site plan approvals in place – no entitlement risk
- Large-scale, infill-capable industrial site in a supply-constrained market
- Flexible single- or multi-tenant development design
- Central New Jersey location with superior port and highway connectivity
- Suitable for institutional, regional, or owner-user buyers



Price:	Upon Request
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	43.38 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	Planned Com'l Development
APN / Parcel ID:	33-00020-0000-00003-13



## 530 Highway 33, Millstone Township, NJ 08535

Centrally positioned between two major port hubs:

Port of Newark / Elizabeth

Ports of Philadelphia / Wilmington

Direct access to regional and interstate transportation corridors:

New Jersey Turnpike

U.S. Routes 1 & 9

Garden State Parkway

Atlantic City Expressway

Access to ±30 million people within 100 miles