



Approved To Develop 30,000sf Industrial Building With 40' Ceilings

922 ROUTE 33, MONROE TOWNSHIP



OFFERING MEMORANDUM

KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

PRESENTED BY:

BRUCE ELIA JR.
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial | Bruce Elia Jr. | Fort Lee in compliance with all applicable fair housing and equal opportunity laws.



2-ACRE APPROVED INDUSTRIAL SITE NEAR NYC

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

INVESTOR CASHFLOW ANALYSIS

PROPERTY DETAIL REPORT

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Property Summary



VIDEO

PROPERTY DESCRIPTION

Position your industrial or commercial venture for success with this standout property in the HD Zoning (Highway Development) Zone along New Jersey Route 33. This prime location in Central New Jersey presents an exceptional opportunity for businesses seeking to capitalize on the area's commercial and light industrial development potential. The property's strategic positioning within this sought-after zoning category offers a gateway to a multitude of possibilities for growth and expansion. Seize the chance to elevate your enterprise within this vibrant and dynamic corridor, and unlock the full potential of this ideally situated property.

PROPERTY HIGHLIGHTS

- ±2 Acres (87,120 SF)
- Approved 33,000 SF Industrial Building
- HD Zoning
- 40+ Ft Clear Heights | Wide Column Spacing
- Vacant Land Sold with Approved Plans

OFFERING SUMMARY

Sale Price:	\$2,499,999
Lot Size:	2 Acres
Zoned:	HD Zoning
Building Size:	Approved 33,000 SF
Load:	Heavy

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	81	314	1,210
Total Population	241	932	3,586
Average HH Income	\$171,152	\$171,936	\$172,979



Property Description



PROPERTY DESCRIPTION

Position your industrial or commercial venture for success with this standout property in the HD Zoning (Highway Development) Zone along New Jersey Route 33. This prime location in Central New Jersey presents an exceptional opportunity for businesses seeking to capitalize on the area's commercial and light industrial development potential. The property's strategic positioning within this sought-after zoning category offers a gateway to a multitude of possibilities for growth and expansion. Seize the chance to elevate your enterprise within this vibrant and dynamic corridor, and unlock the full potential of this ideally situated property.

LOCATION DESCRIPTION

Discover the strategic advantages of investing in the industrial heart of Monroe Township, NJ. The area's proximity to major transportation arteries, including the New Jersey Turnpike and Route 33, offers exceptional logistical convenience for manufacturing and distribution operations. Nearby points of interest, such as the Amazon Fulfillment Center and the Heller Industrial Park, underscore the area's appeal to industrial investors. With a skilled labor force and a pro-business environment, the location provides an ideal foundation for industrial success. Don't miss this prime opportunity to position your industrial venture at the thriving core of Monroe Township.

SITE DESCRIPTION

2-acre industrial development site with approved plans for a 33,000 SF warehouse facility, ideally located along Route 33 in Monroe Township with excellent regional access.



Property Details

Sale Price

\$2,499,999

LOCATION INFORMATION

Building Name	2-Acre Approved Industrial Site Near NYC
Street Address	922 New Jersey 33
City, State, Zip	Monroe Township, NJ 08831
County	Middlesex
Market	Central New Jersey
Sub-market	Middlesex County
Side of the Street	South
Signal Intersection	No
Road Type	Highway
Market Type	Large
Nearest Highway	15 mins to all major highways
Nearest Airport	Newark, JFK, La Guardia within 30-60 min drive

BUILDING INFORMATION

Building Size	33,000 SF
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PROPERTY INFORMATION

Property Type	Land
Property Subtype	Industrial
Zoning	HD Zoning (Highway Development) Zone is intended for commercial and light industrial development along major highway corridors like New Jersey Route 33.
Lot Size	2 Acres
Lot Frontage	180 ft
Lot Depth	500 ft
Corner Property	No
Traffic Count	27995
Amenities	HVAC Central Air
Waterfront	No
Power	Yes
Rail Access	No
Environmental Issues	None
Soil Type	Sandy

PARKING & TRANSPORTATION

Street Parking	No
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UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Sewer	Yes



Investor Cashflow Analysis

Purchase Analysis

Approved, Built, and Leased for Sale
922 Route 33
Monroe Township, NJ 08831



Bruce Elia Jr
201-592-8900
BruceJr@kw.com

Purchase Info		Income		Monthly	Annual	
Purchase Price	\$10,000,000	Gross Rent	\$55,000	\$660,000		
- First Mortgage	-\$5,000,000	Vacancy Loss	-\$2,750	-\$33,000		
- Second Mortgage	-\$0	Expense Reimbursement	\$18,083	\$217,000		
= Downpayment	\$5,000,000	Operating Income	\$70,333	\$844,000		
+ Buying Costs	\$100,000	Expenses (% of Income)		Monthly	Annual	
+ Initial Improvements	\$0	Cleaning & Maintenance (0%)	-\$0	-\$0		
= Initial Cash Invested	\$5,100,000	Insurance (4%)	-\$2,500	-\$30,000		
Square Feet	30,000	Management Fees (0%)	-\$0	-\$0		
Cost per Square Foot	\$333	Repairs (1%)	-\$417	-\$5,000		
Monthly Rent per Square Foot	\$1.83	Taxes (18%)	-\$12,500	-\$150,000		
Mortgages		Utilities (3%)	-\$2,042	-\$24,500		
	First	Second	Association Fees (0%)	-\$0	-\$0	
Loan-To-Cost Ratio	50%	0%	Snow Removal and Landscaping (1%)	-\$625	-\$7,500	
Loan-To-Value Ratio	50%	0%	Operating Expenses (26%)	-\$18,083	-\$217,000	
Loan Amount	\$5,000,000	\$0	Net Performance		Monthly	Annual
Loan Type	Amortizing		Net Operating Income	\$52,250	\$627,000	
Term	30 Years		- Mortgage Payments	-\$31,603	-\$379,241	
Interest Rate	6.5%		- Year 1 Improvements	-\$0	-\$0	
Payment	\$31,603.40	\$0.00	= Cash Flow	\$20,647	\$247,759	
Financial Metrics (Year 1)						
Annual Gross Rent Multiplier					15.2	
Operating Expense Ratio					25.7%	
Debt Coverage Ratio					1.65	
Cap Rate (Purchase Price)					6.3%	
Cash on Cash Return					4.9%	
Assumptions						
Appreciation Rate					4.4%	
Vacancy Rate					5.0%	
Income Inflation Rate					3.0%	
Expense Inflation Rate					3.0%	
LTV for Refinance					70.0%	
Selling Costs					\$600,000	



Property Detail Report

Owner(s) Information

Owners(s) name	922 Route 33, Llc.	Owner For	5 years
Mailing Address	45 Route 9 S	Absentee	Yes
City, State Zip	Morganville, NJ 07751	Corporate Owned	Yes

Location Information

County	Middlesex	Lot Acres	2	Class 4 Code	
Municipality	Monroe Township	Lot Sq Ft	87,120	Building Class	17
Block / Lot / Qual	3 / 11 / ---	Land Use	Residential	Building Desc	
Additional Lots	---	Land Desc	2.0 ACRES	Building Sq.Ft.	1414
Census Code	340230082144000	Zoning	HD	Year Constructed	1917

Tax Information

Assessed Year	2026	Land Value	\$550,000	Tax Exemption	---
Tax Year	2025	Improved Value	\$124,000	Deductions (Amount)	0
Calculated Tax	\$19,593.18	Total Assessed Value	\$674,000	Tax Rate (2025)	2.74
Special Tax Codes	F02			Tax Ratio (2025)	56.85

Last Market Sale

Sale / Rec Date	07/08/2021 - 08/12/2021	Buyer Name	922 ROUTE 33 LLC	Seller Name	SALJOHN LLC
Sale Price	\$900,000	Buyer Street	45 ROUTE 9 S	Seller Street	2 MARKET WARD
Price / Sq.Ft.	\$636.49	Buyer City, State	MORGANVILLE, NJ	Seller City, State	FREEHOLD, NJ
Book / Page	18577 / 01281				
Assessor Code	007				

FEMA Flood

Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	34023C0264F	07/06/2010	2.07 (100%)	No



Photos



Photos



2-ACRE APPROVED INDUSTRIAL SITE NEAR NYC

LOCATION INFORMATION

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SITE PLANS

SITE PLANS

TAXES

AERIAL MAP

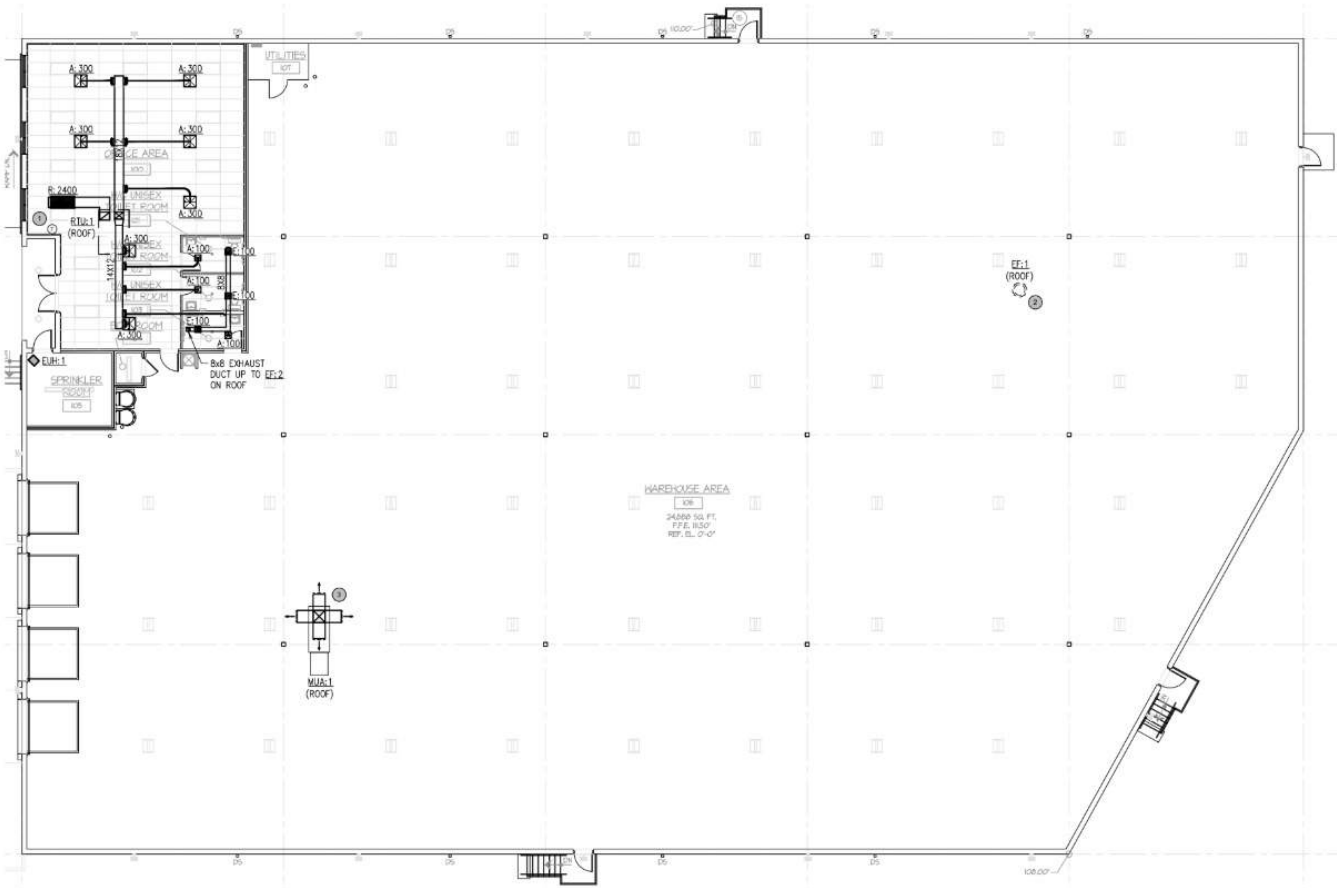
RETAILER MAP

ZONING MAP MONROE

FEMA FLOOD MAP

TAX MAP MONROE TOWNSHIP

For Full Site Plans Email | Operations@ErgTeam.Com



FIRST FLOOR MECHANICAL PLAN

Scale: 1/32" = 1'-0"



Taxes

Property Detail Report

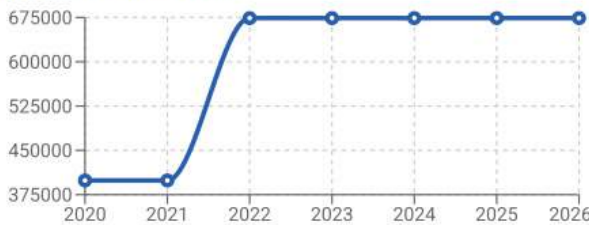
For property located at
922 Route #33, Monroe Twp, NJ 08831



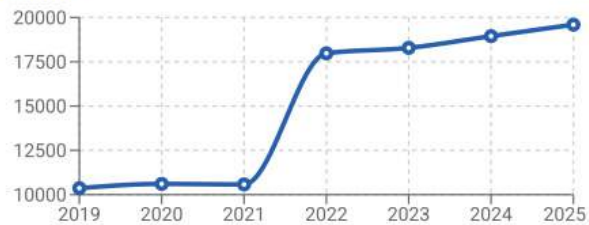
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Generation date: 03/04/2026

Assessment History

Tax Assessment Value



Total Tax

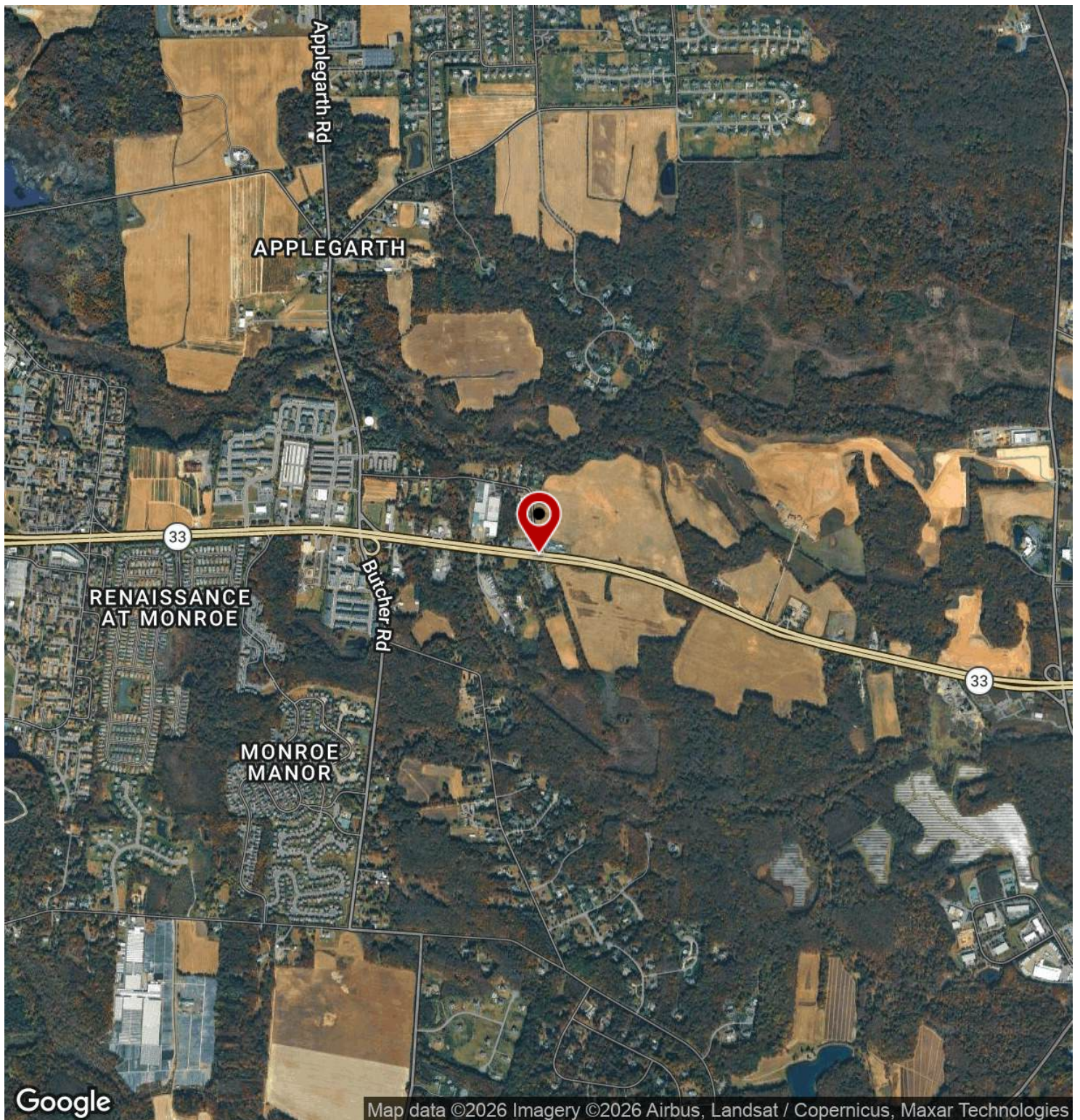


Tax History

Tax Year	Total Tax	Change (\$)	Change (%)	Land	Improved	Total
2025	\$19,593.18	\$647.04	3.42%	\$550,000	\$124,000	\$674,000
2024	\$18,946.14	\$660.52	3.61%	\$550,000	\$124,000	\$674,000
2023	\$18,285.62	\$310.04	1.72%	\$550,000	\$124,000	\$674,000
2022	\$17,975.58	\$7,398.09	69.94%	\$550,000	\$124,000	\$674,000
2021	\$10,577.49	-\$27.93	-0.26%	\$275,000	\$124,000	\$399,000
2020	\$10,605.42	\$239.4	2.31%	\$275,000	\$124,000	\$399,000
2019	\$10,366.02	\$79.8	0.78%	\$275,000	\$124,000	\$399,000
2018	\$10,286.22	\$159.6	1.58%	\$275,000	\$124,000	\$399,000
2017	\$10,126.62	\$151.62	1.52%	\$275,000	\$124,000	\$399,000
2016	\$9,975.00	-\$643.88	-6.06%	\$275,000	\$124,000	\$399,000
2015	\$10,618.88	\$356.86	3.48%	\$275,000	\$160,200	\$435,200
2014	\$10,262.02	\$3,865.76	60.44%	\$275,000	\$160,200	\$435,200
2013	\$6,396.26	\$48.18	0.76%	\$90,400	\$55,600	\$146,000
2012	\$6,348.08	\$645.32	11.32%	\$90,400	\$55,600	\$146,000
2011	\$5,702.76	\$271.56	5%	\$90,400	\$55,600	\$146,000
2010	\$5,431.20	\$217.54	4.17%	\$90,400	\$55,600	\$146,000
2009	\$5,213.66	\$110.96	2.17%	\$90,400	\$55,600	\$146,000
2008	\$5,102.70	\$284.7	5.91%	\$90,400	\$55,600	\$146,000
2007	\$4,818.00	\$233.6	5.1%	\$90,400	\$55,600	\$146,000
2006	\$4,584.40	\$102.2	2.28%	\$90,400	\$55,600	\$146,000
2005	\$4,482.20	\$29.2	0.66%	\$90,400	\$55,600	\$146,000
2004	\$4,453.00	\$262.8	6.27%	\$90,400	\$55,600	\$146,000
2003	\$4,190.20	\$262.8	6.69%	\$90,400	\$55,600	\$146,000
2002	\$3,927.40	\$189.8	5.08%	\$90,400	\$55,600	\$146,000



Aerial Map

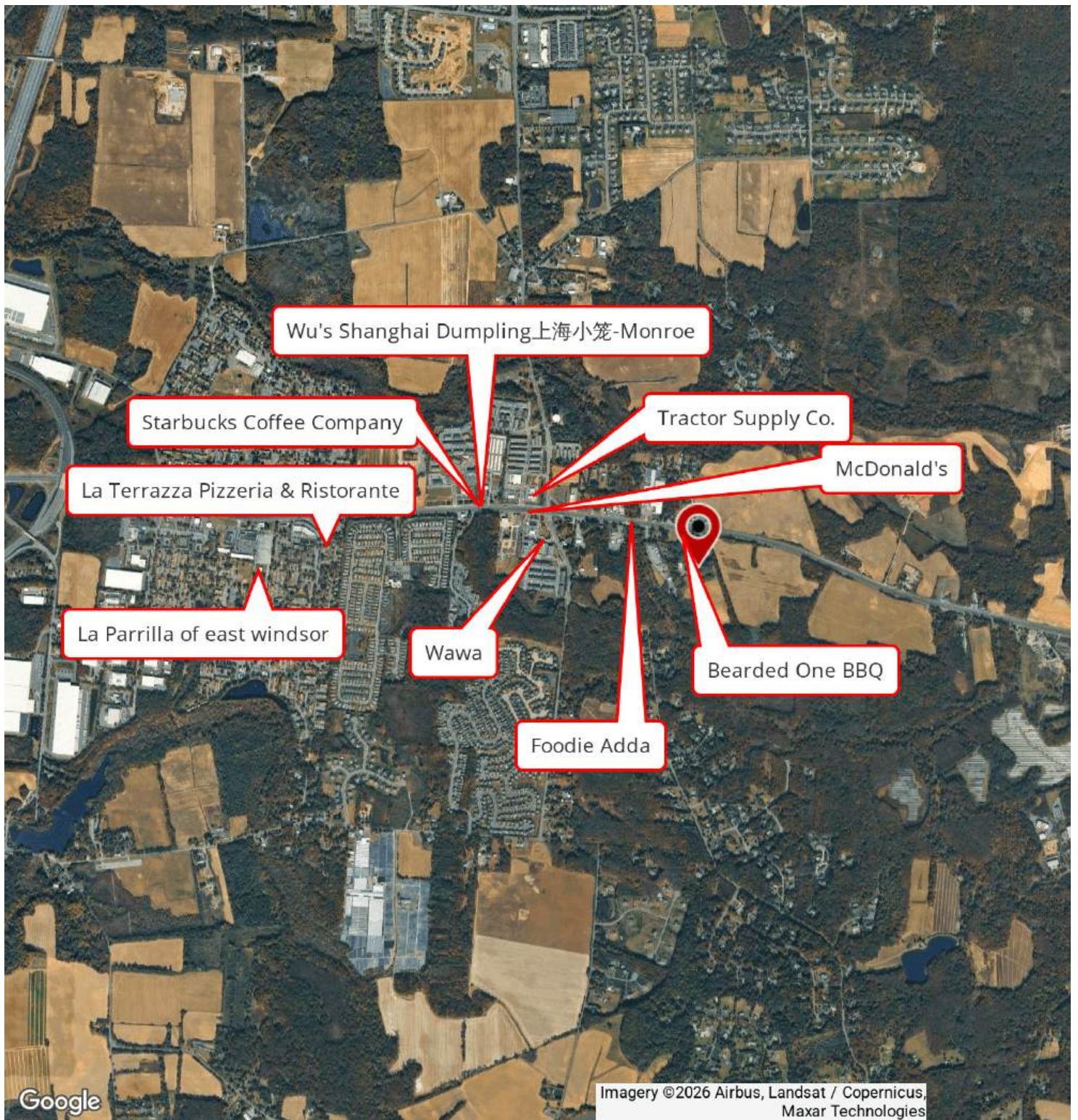


Google

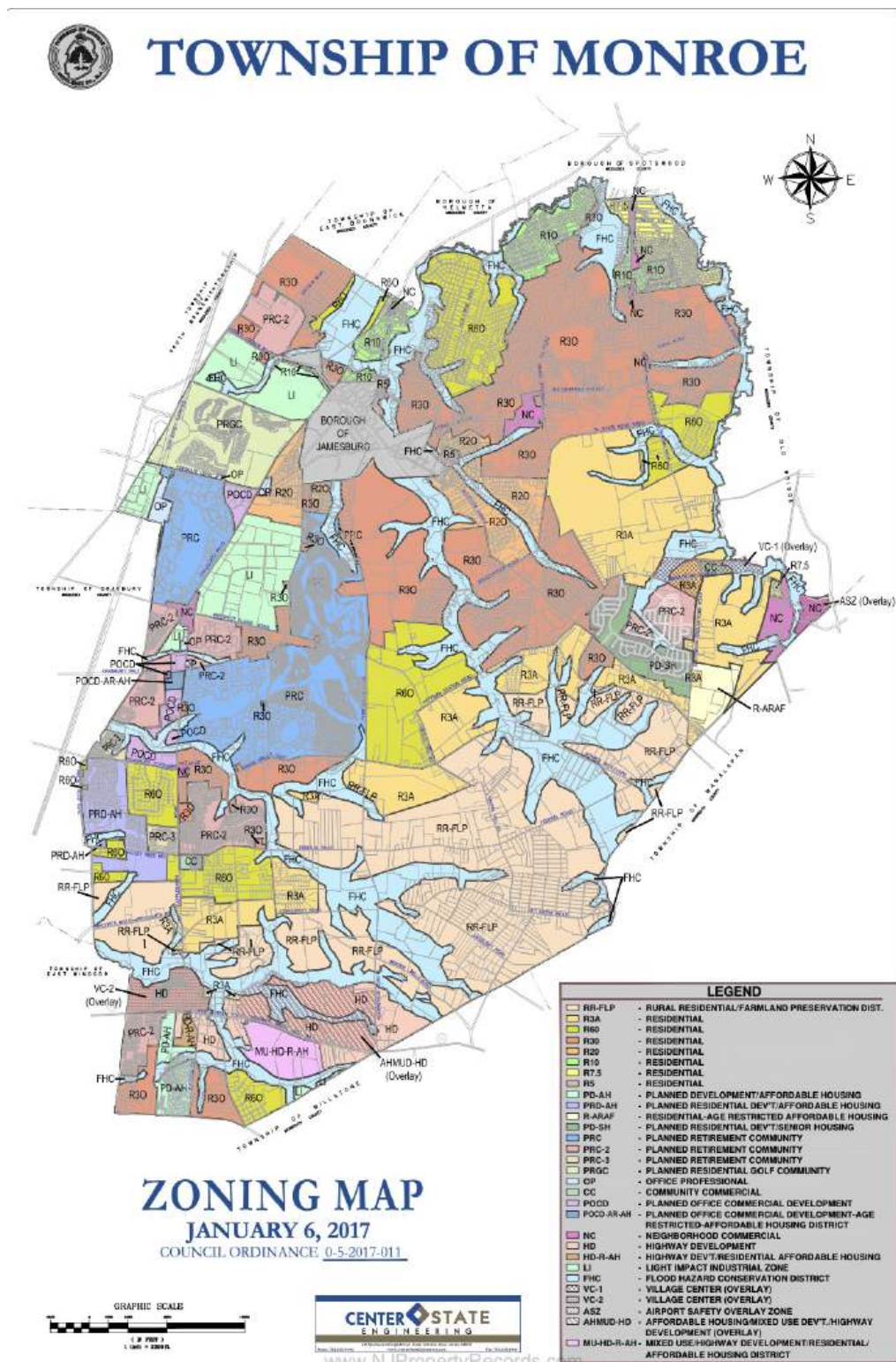
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



Retailer Map



Zoning Map Monroe



FEMA Flood Map

Property Detail Report

For property located at
922 Route #33, Monroe Twp, NJ 08831



APN: 12-00003-0000-00011-0000
Generation date: 03/04/2026

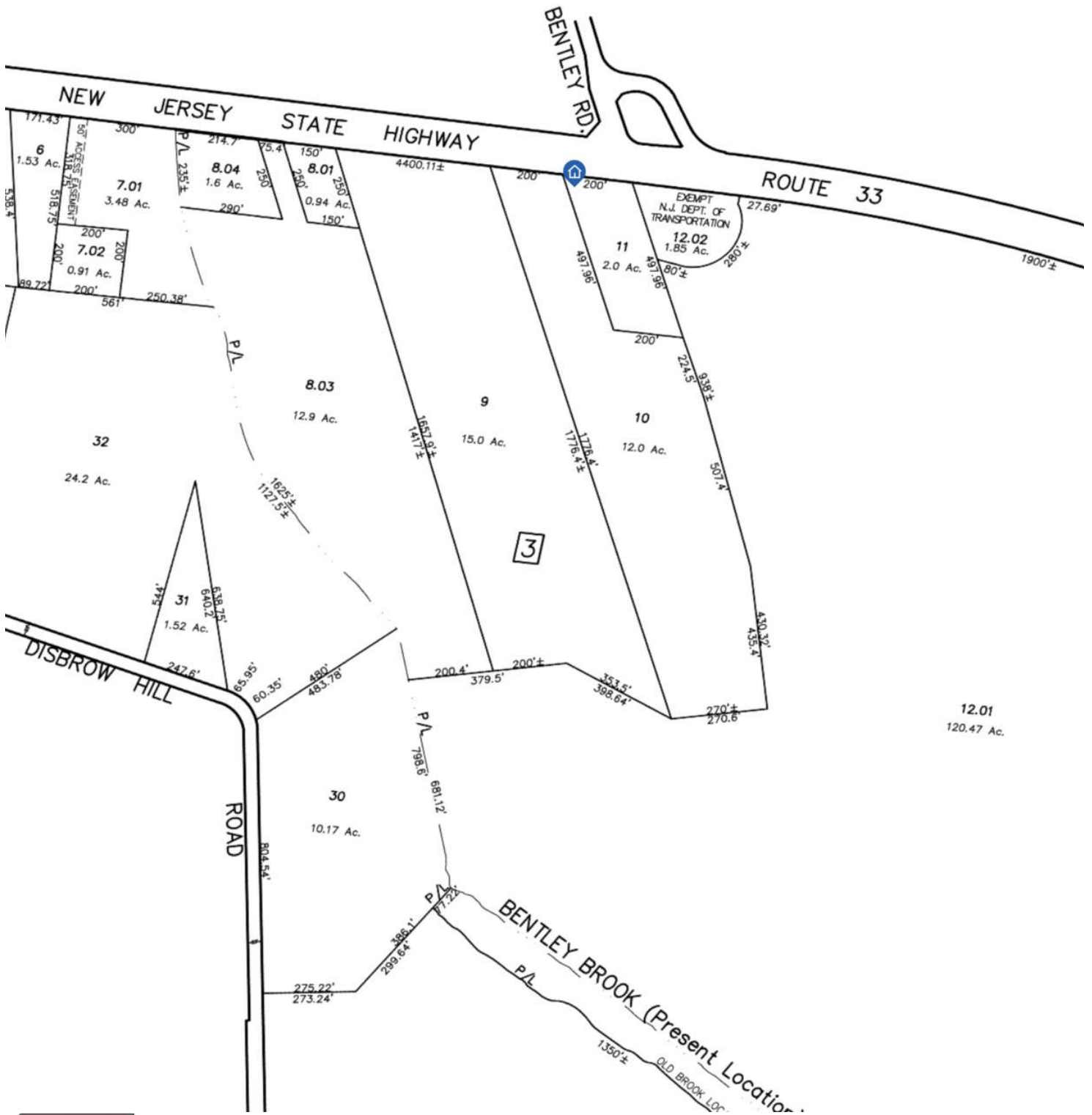
FEMA Flood



Code	Code Description	Area	Panel #	SFHA	
X	AREA OF MINIMAL FLOOD HAZARD	2.07 (100%)	34023C0264F	No	<ul style="list-style-type: none"> ● Floodway ● 1% Annual Chance Flood Hazard ● 0.2% Annual Chance Flood Hazard ● Undetermined



Tax Map Monroe Township



2-ACRE APPROVED INDUSTRIAL SITE NEAR NYC

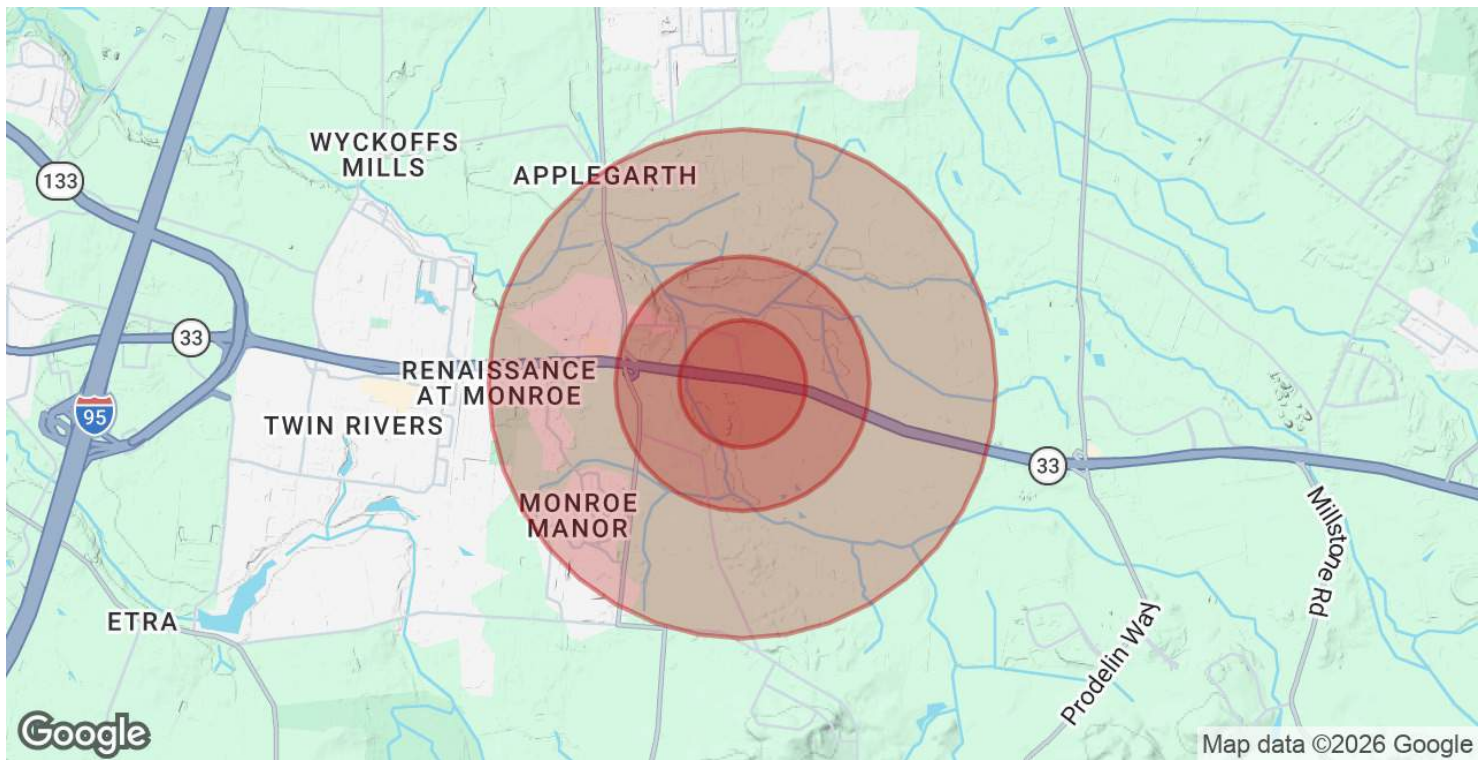
DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	241	932	3,586
Average Age	43.8	43.7	43.6
Average Age (Male)	42.9	42.8	42.7
Average Age (Female)	44.5	44.5	44.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	81	314	1,210
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$171,152	\$171,936	\$172,979
Average House Value	\$619,423	\$620,703	\$620,306

2023 American Community Survey (ACS)



Advisor Bio | Managing Director | KW Commercial | Fort Lee



BRUCE ELIA JR.

Managing Director | Fort Lee

operations@ergteam.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

PROFESSIONAL BACKGROUND

Bruce Elia Jr. has been a full-time Commercial and Residential Real Estate Broker for over 14 years. After graduating college, he began his career on Wall Street, earning his Series 7 and Series 63 while working at PHD Capital. He later transitioned into real estate, obtaining his license in 2009 and starting as a wholesale investor and Realtor®. Today, Bruce is a founding partner of Keller Williams City Views in Fort Lee. Known for his extensive network, strong market knowledge, and proven track record, he works relentlessly on behalf of his clients to achieve their real estate goals across New Jersey.

EDUCATION

Sales-Associate License - April 2008'
 Bachelor Degree - University of New Hampshire - June 2008'
 Broker-Associate License - May 2011'
 Certified Negotiation Expert (C.N.E.)
 Financial Analysis for Commercial Real Estate (C.C.I.M)
 Feasibility Analysis for Commercial Real Estate (C.C.I.M)
 Financial Modeling for Real Estate Development (C.C.I.M)
 RE Development: Acquisitions (C.C.I.M)
 Industrial Designation - Financial Analysis (C.C.I.M)
 Multi-family Feasibility and Analysis (C.C.I.M)

MEMBERSHIPS

KW Commercial Advertised on 300+ Websites
 Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
 NJMLS, HCMLS, GSMLS
 Eastern Bergen County Board of Realtors
 Platinum Circle of Excellence Award Recipient

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