

# 30-32 & 36

FAIRVIEW AVENUE

LITTLE SILVER, NJ 07739

FOR SALE

**\$3,125,000.00**



## 30-32 FAIRVIEW AVE DETAILS:

Type:	Industrial/Flex
Square Feet:	7,050 SF
Drive In Doors:	2 Automatic Drive-Ins, 12 FT
HVAC:	The left side has window units for AC & furnace for heat; the right side has a heat/cool rooftop unit (installed in 2019)
Roof:	Replaced in 2014
Ceiling Height:	14 FT
Taxes Total:	\$21,162.00

## 36 FAIRVIEW AVE DETAILS:

Type:	Industrial/Flex
Square Feet:	2,280 SF
Drive In Doors:	2 Automatic Drive-Ins, 10 FT/ Entry Door is New
Ceiling Height:	14.9 to Metal Beam

## PROPERTY HIGHLIGHTS:

- Minutes to Netflix, a massive \$1 billion dollar East Coast production campus at the former Fort Monmouth.
- Excellent visibility along Fairview Avenue with convenient access to major roadways.
- Prime Monmouth County location just minutes from downtown Red Bank.
- Close proximity to the NJ Transit North Jersey Coast Line via the Little Silver Station.
- Easy Access To NJ-35, NJ-36 & The Garden State Parkway.



**EXCLUSIVE LISTING ASSOCIATES:**



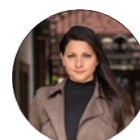
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# PROPERTY PHOTOS



# LOCATION MAP/DEMOGRAPHICS



Demographics	1 Mile	3 Miles	5 Miles
Population	7,154	68,784	159,059
Number of Households	3,056	27,141	64,955
Average Household Income	\$123,587	\$145,812	\$159,497
Median Household Income	\$87,566	\$103,406	\$109,216
College Graduates	43.01%	46.15%	50.70%
Total Businesses	480	3,652	8,226
Total Employees	6,014	41,271	88,072
Daytime Population	9,525	75,732	167,737



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## FAIRVIEW AVENUE

### LITTLE SILVER, NJ 07739



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