



FOR SALE:

Self Storage Development Land Opportunity

142 Amboy Road | Morganville, NJ

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC





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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Rare opportunity to acquire a large, self-storage development site in the heart of Morganville, one of Monmouth County's most desirable and supply-constrained submarkets. 142 Amboy Road has received zoning approval for the development of a ±199,280 square foot self-storage facility, offering a clear path to development in a high-income, densely populated trade area.

Site Size: ±32.29 AC as per the NJ Tax Maps and ±33.07 AC as per the Planning Board resolution. According to the NJDEP wetlands map, there are approximately 11.24 AC of wetlands.

Approved Building Size: ±199,280 SF Total
±103,520 SF two-story self-storage building and eight (8) single-story self-storage buildings with 80 parking spaces

Zoning: Approved for Self-Storage Use. A use variance was granted by the Municipal Zoning Board of Adjustment for the construction of a 199,280+ square foot self-storage facility. The Buyer will still need planning board approval.

Asking Price: \$3,750,000.00

Seller will sell the property subject to full approvals for self-storage development.

INVESTMENT HIGHLIGHTS

- » **Zoning Approval in Place** – Entitled for ±199,280 SF self-storage facility
- » **Significant Land Area** – ±32.29 AC as per the NJ Tax Maps and ±33.07 AC as per the Planning Board resolution allows for efficient site layout, circulation, and expansion flexibility
- » **Strong Self-Storage Market Fundamentals** – High household incomes, dense residential base, and limited new supply
- » **Prime Monmouth County Location** – Morganville / Marlboro Township is a proven, high-barrier-to-entry market
- » **Excellent Accessibility** – Frontage and access along Amboy Road with proximity to Route 9 and regional arterials
- » **Attractive Demographics** – Affluent suburban population with strong demand drivers for self-storage (homeownership, downsizing, renovations)



EXECUTIVE SUMMARY

APPROVED DEVELOPMENT PROGRAM

- » **Total Building Area:** ±199,280 SF. ±103,520 SF two-story self-storage building and eight (8) single-story self-storage buildings with 80 parking spaces
- » **Use:** Self-Storage Facility
- » **Configuration:** (Buyer to finalize design; site supports modern multi-story or hybrid layout)
- » **Status:** Zoning approvals obtained (further permits subject to standard municipal and agency review)

LOCATION OVERVIEW

Morganville is located within Marlboro Township, Monmouth County, New Jersey—an affluent suburban market strategically positioned between New York City and the Jersey Shore.

The Property benefits from convenient access to:

- » Route 9, a primary north-south corridor serving Monmouth and Middlesex Counties
- » Major residential neighborhoods within Morganville and surrounding communities
- » Retail centers, service businesses, and employment nodes that generate self-storage demand
- » Amboy Road has 348' of frontage, Mill Road has 2,210.86' of frontage.

ACCESSIBILITY

Amboy Road provides direct local access, while nearby arterial roadways facilitate regional connectivity for customers and service vehicles.

MARKET OVERVIEW

Self-Storage Demand Drivers

The Morganville / Marlboro Township market exhibits several characteristics that support long-term self-storage performance:

- » High percentage of owner-occupied housing
- » Above-average household incomes
- » Ongoing downsizing and lifestyle transitions
- » Limited availability of basements and garages in newer housing stock
- » Small business and contractor storage demand

Supply Constraints

New self-storage development in Marlboro Township and surrounding areas is limited due to:

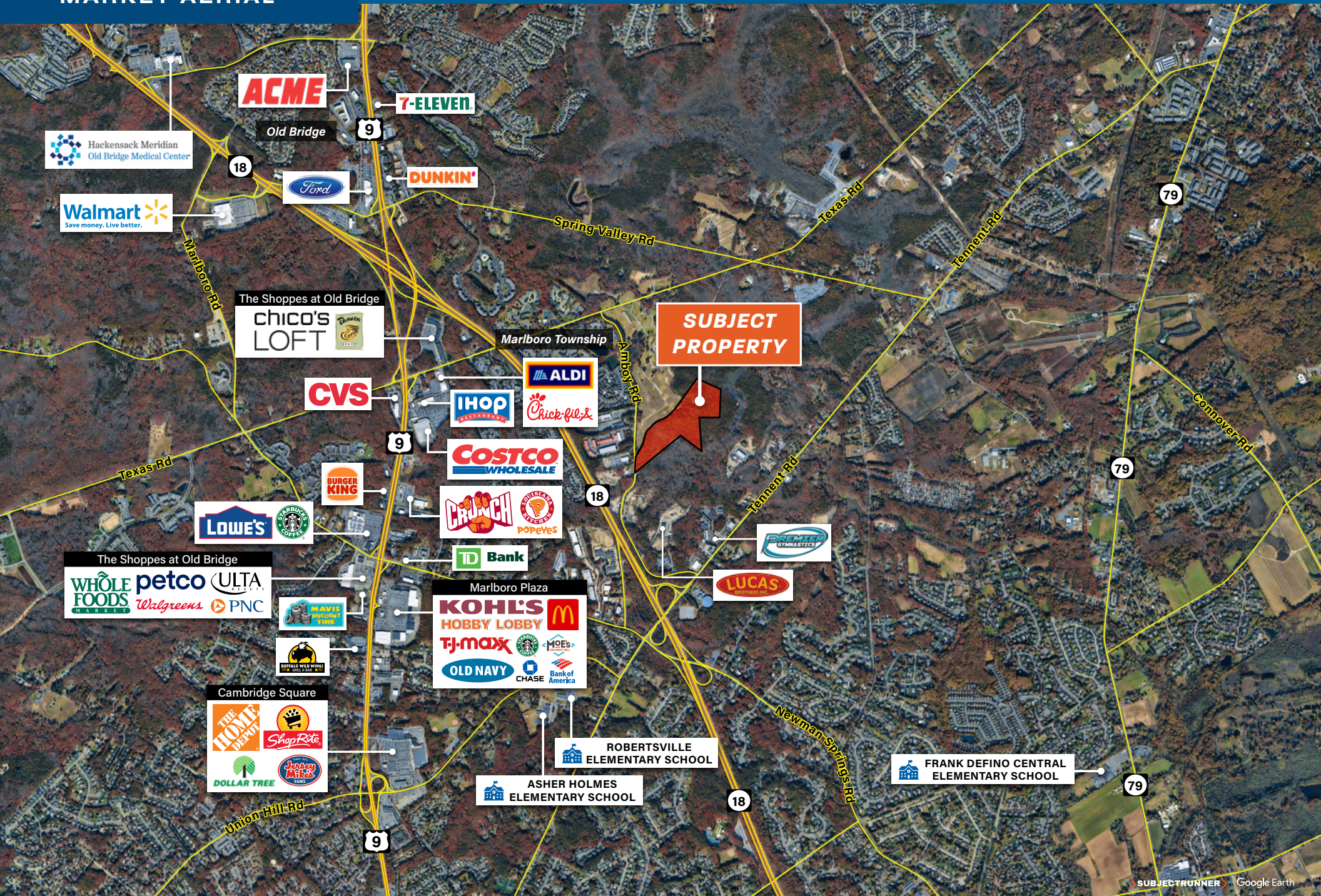
- » Restrictive zoning regulations
- » Community opposition to new commercial development
- » Scarcity of large, entitled parcels

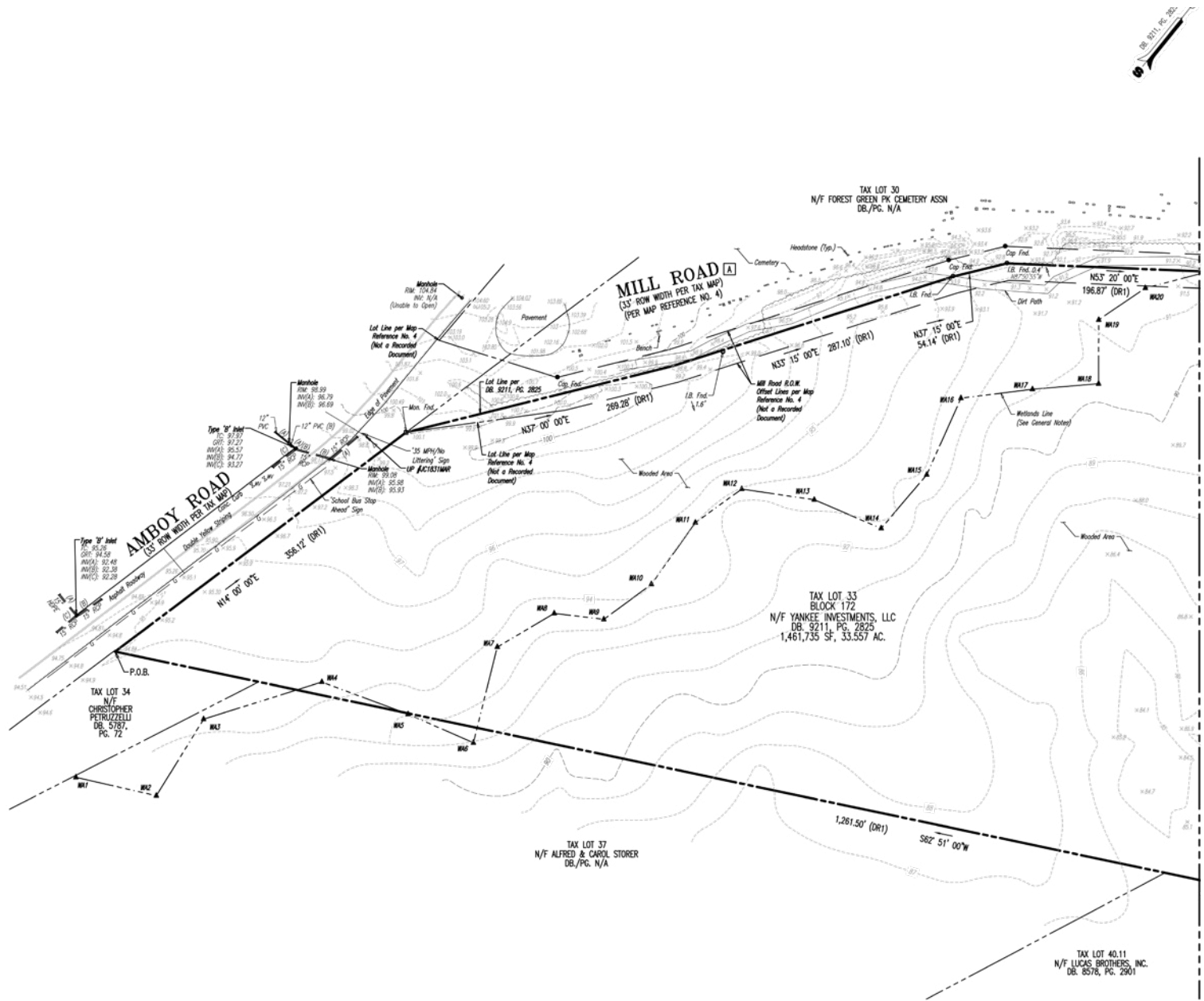
These factors reduce competitive supply risk and support occupancy stability and rental growth.

UTILITIES

Public utilities are available in the area. Buyer to independently verify capacity, connections, and infrastructure requirements. Municipal utilities are located within close proximity to the subject.

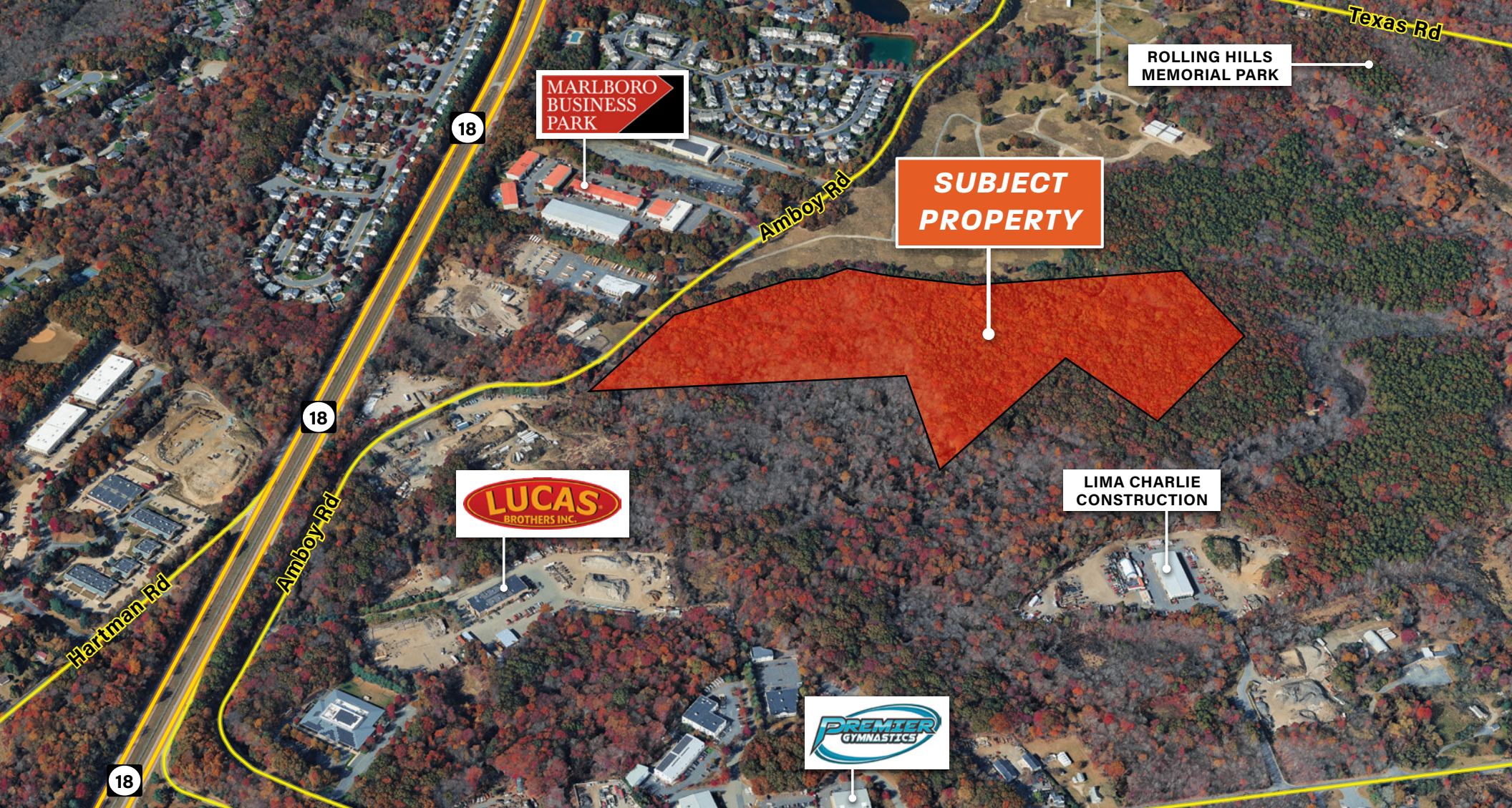
MARKET AERIAL





MATCHLINE - SEE SHEET 2

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