

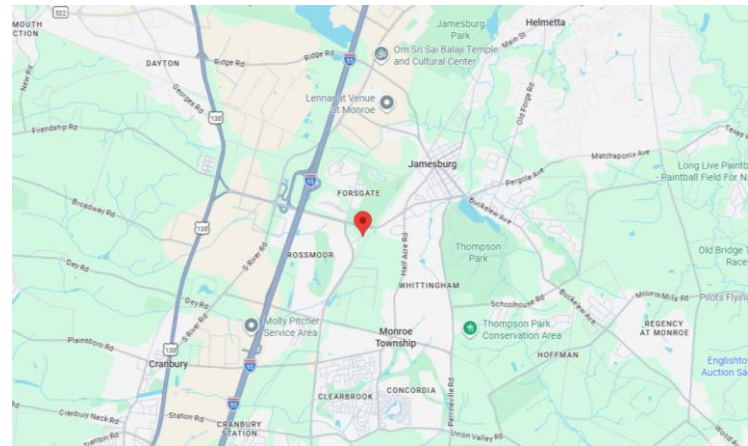


10 Centre Drive Monroe, NJ 08831

Available for Sale:

- **13,400 SF Office Building on 2 Acres**
- Great for Corporate Offices, Medical Use/Offices, Computer Centers, Restaurants, Labs, Health/Spa
- Single Story Building; Built 1991
- 14' Ceilings
- Parking: 32 Surface Parking Spaces
- Zoning: POCD Planned Office Commercial Development
- Area amenities include hotel, dining & meeting facilities, 2 championship golf courses.
- Less than 1 mile from Exit 8A of the NJ Turnpike
- 30 min. to Newark Airport; 20 min. to Princeton
- Easy access to New York City and Philadelphia
- Taxes: \$62,085 (2025)
- Roof: Slanted Metal Original, Flat Roof Sections 2025
- HVAC: Left Side unit 2023, Right Side unit 20 years
- Hot Water Heater 2023; Boiler 20 years old

Sale Price: \$2,250,000



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information: **Gerard Fennelly**

For Sale

13,400 SF Office Building

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Monroe, NJ 08831

