780 MONMOUTH ROAD, CREAM RIDGE, NJ FOR SALE

4.92 Acres | Approved 20,500 SF Building & 1 Additional Acre | Zoning: HD (Highway Development)

Exclusive Broker
Eric Koons, Vice President
(C) 908.410.7152
ekoons@bussel.com

FULLY APPROVED · READY TO BUILD



30'4" CLEAR HEIGHT | **4 + 1** DOCKS + DRIVE-IN | **HD** ZONING | **ROUTE 537** UPPER FREEHOLD TWP.

BUSSEL REALTY CORP
2 Ethel Road, Suite 202A, Edison, NJ 08817
732.287.3777 · bussel.com

THE OPPORTUNITY

APPROVALS

- Site Plan Issued 04/01/2026
- Preliminary & Final Major
- Engineered Stormwater & Utilities

4.92 ACRES

- 20,500 SF Building
- +1 Additional Acre
- Route 537 Frontage

ZONED HD

- Warehouse & Distribution
- 35' Height, 2.5 Stories

PROPERTY

- Block 35, Lot 4.03
- Upper Freehold Twp.
- Monmouth County

PRICE

- Upon request



SUMMARY

- **Approved and engineered**
  Not a raw parcel. The site plan is issued and the building is designed, with stormwater and utilities documented.
- **20,500 SF industrial building**
  205' × 100' insulated precast, 30'-4" clear, four docks and a drive-in door.
- **Plus approximately 1 acre**
  Additional land beyond the building footprint for parking or yard use.
- **Flexible building size**
  Approved at 20,500 SF. The 4.92 acres leave room to build smaller, subject to Township approval.



11/18/2025	02/23/2026	04/01/2026
SUBMITTED	TOWNSHIP REVIEW	PLAN ISSUED

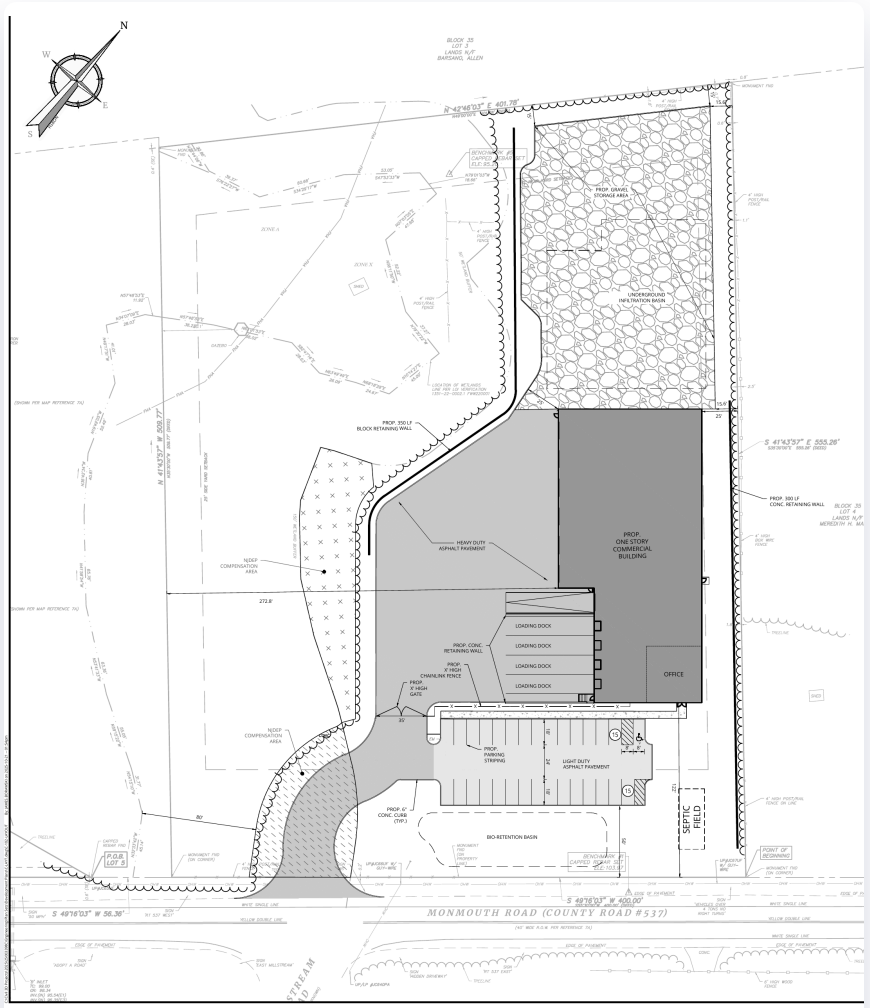
4.92 acres on County Road 537.



PARCEL BOUNDARY, EXISTING CONDITIONS — AERIAL

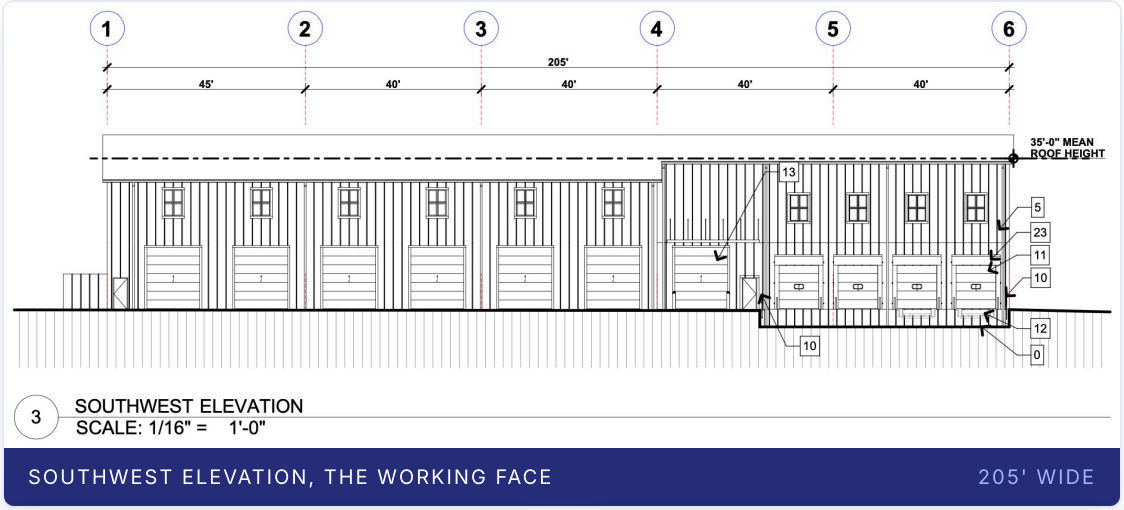
- **Approved building, 20,500 SF**
  One story with 256 SF mezzanine, office at the southeast corner
- **Truck court with four loading docks**
  Heavy duty asphalt pavement and retaining walls
- **Frontage parking field**
  Light duty paving, bio-retention basin and septic field at the road
- **Rear outdoor storage area**
  Over the underground infiltration basin

Flexible building size. Approved at 20,500 SF, with room on the 4.92 acres to build smaller, subject to Township approval.



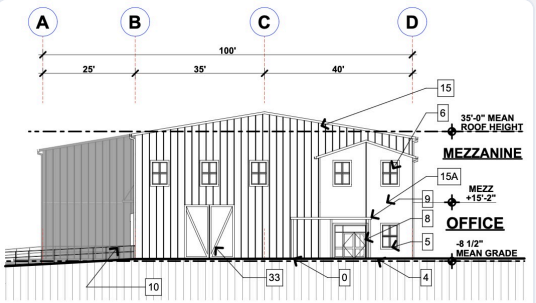
LAYOUT PLAN, PROJECT NO. 25003398C — ISSUED 04/01/2026

Drawn, detailed and ready to build.



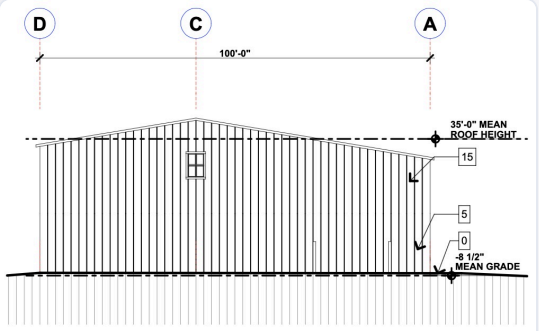
3 SOUTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

SOUTHWEST ELEVATION, THE WORKING FACE — 205' WIDE



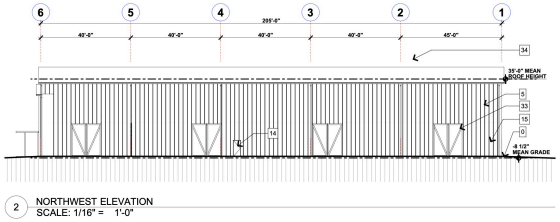
1 FRONT / SOUTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

FRONT, OFFICE AND MEZZANINE



4 NORTHEAST ELEVATION
SCALE: 1/16" = 1'-0"

NORTHEAST, GABLE END



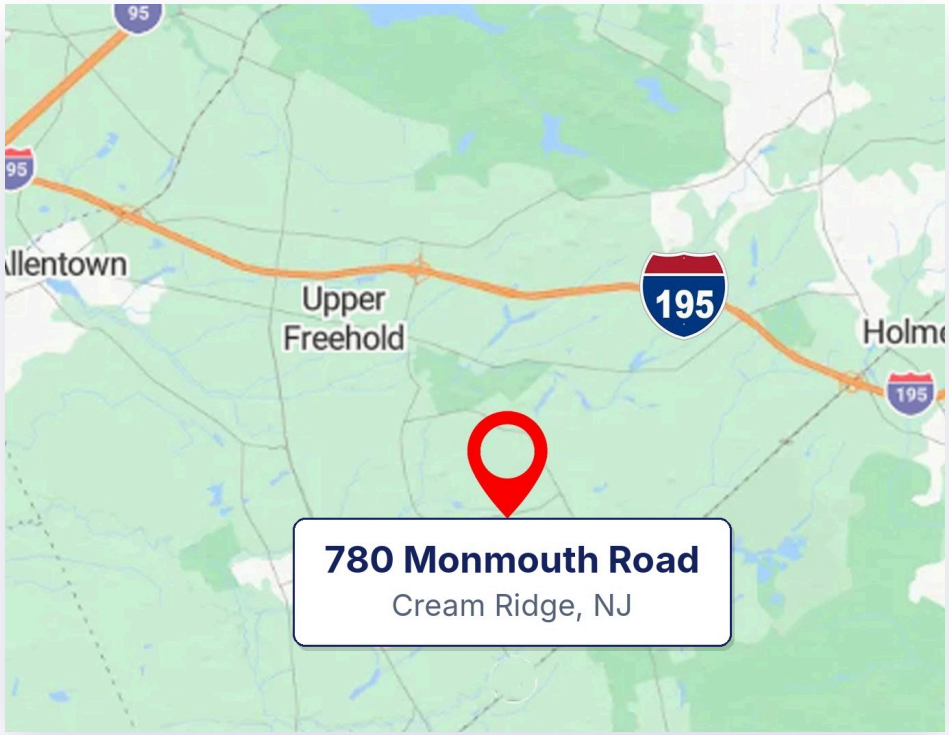
2 NORTHWEST ELEVATION
SCALE: 1/16" = 1'-0"

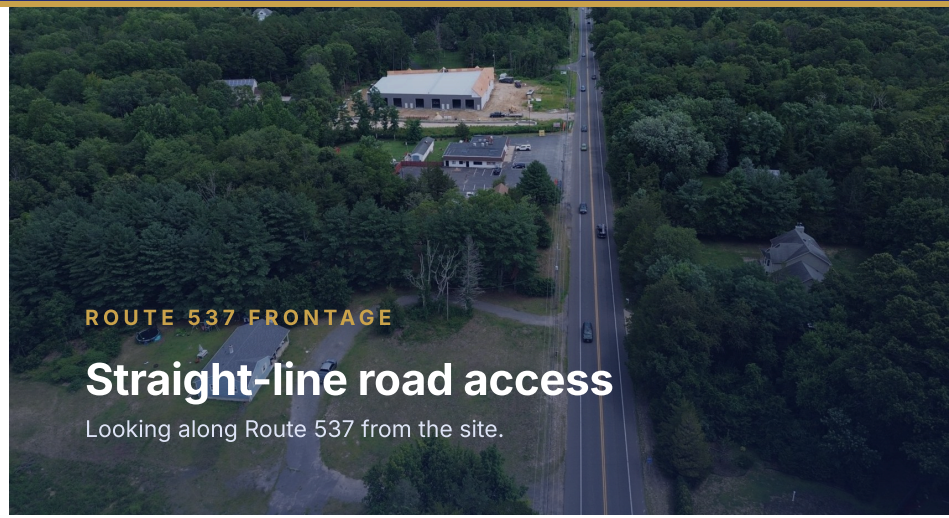
NORTHWEST, 205' LONG WALL

SPECIFICATIONS

Building	**20,500 SF · 205' × 100'**
Clear height	**30'-4 1/8"**
Mean roof height	**35'-0"**
Mezzanine	**256 SF at +15'-2"**
Loading docks	**Four, 9' × 10'**
Drive-in door	**One, 12' × 14' motorized**
Drive-in bays	**Six along 205' face**
Dock equipment	**Levelers, seals, bumpers**
Construction	**Insulated precast concrete**
Finishes	**Board-and-batten, brick formliner**
Utilities	**Gas, electric, telephone, CATV**
Stormwater	**Underground infiltration**
Price	**Upon request**

On the corridor to Philadelphia and North Jersey.





ROUTE 537 FRONTAGE

Straight-line road access

Looking along Route 537 from the site.

Zoned HD, Highway Development District

Upper Freehold Township §35-407 lists **warehouses and assembly and distribution centers** among permitted principal uses. Maximum principal building height is 35 feet and 2.5 stories, and the approved building is designed to a 35'-0" mean roof height. Confirm all bulk standards with the Township.

IMMEDIATE ACCESS TO

Interstate	**I-195**
Interstate	**I-95 & NJ Turnpike**
Interstate	**I-295**
Port	**Port of Philadelphia**
Markets	**Philadelphia, South & North NJ, Delaware**

BUILT FOR

Warehouse and distribution operations serving Central, Southern and Northern New Jersey and the Philadelphia market, with highway access along I-195, I-295 and I-95.

THE SITE TODAY

Open frontage, room to build.



FRONTAGE ON ROUTE 537



OVERHEAD



EXCLUSIVE BROKER

Eric Koons

VICE PRESIDENT

C (908) 410-7152

ekoons@bussel.com

Bussel Realty Corp
2 Ethel Road, Suite 202A, Edison, NJ 08817
732.287.3777

ALSO AVAILABLE FROM BUSSEL

Wrightstown-Sykesville Road
North Hanover, NJ · 2.40 acres, General Industrial

887 Monmouth Road
Plumsted Township, NJ · 1.50 acres, LI-2

139 Route 526
Allentown, NJ · warehouse + office

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy is made by the Company. Subject to error, omission, or withdrawal without notice. Acreage, square footages, dimensions and building areas are approximate. Zoning summaries, approval status, ordinance citations and plan references are presented for preliminary evaluation only and do not constitute legal, engineering or land-use approval, nor a representation that any approval is final, unappealable or transferable. All permitted uses, coverages, setbacks, heights, utility capacity, septic and stormwater design, lot area and permitting outcomes must be independently verified with Upper Freehold Township, Monmouth County, the New Jersey Department of Environmental Protection and the purchaser's own professionals. Equal Housing Opportunity.

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