



FAIRFIELD ROAD

HOWELL, NEW JERSEY · ±84,844 SF · ±20.21 AC · \$16,000,000



Built by **JJAI Labs**

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Investment *Overview*

INDUSTRIAL / WAREHOUSE FACILITY · HOWELL
TOWNSHIP, MONMOUTH COUNTY

Starker Commercial Realty is pleased to present the opportunity to acquire 317 Fairfield Road, a substantial industrial and warehouse facility in Howell Township, Monmouth County, New Jersey.

On approximately 20.21 acres across two lots, the property offers ±84,844 square feet of total building area: approximately 40,000 SF of warehouse with 35-foot clear ceilings, an additional 32,000 SF with 17-foot clear ceilings, ±8,132 SF of office space and a ±4,712 SF flex mezzanine. The building has 19 dock-high loading doors, 800-amp three-phase electrical service, LED lighting and 84+ parking spaces.

The expansive site provides room for truck circulation, loading operations, parking and outdoor logistics. Warehouse capacity, office functionality and multiple loading positions make it an attractive opportunity for an owner-user, regional distributor or industrial operator seeking a substantial facility in Central New Jersey.

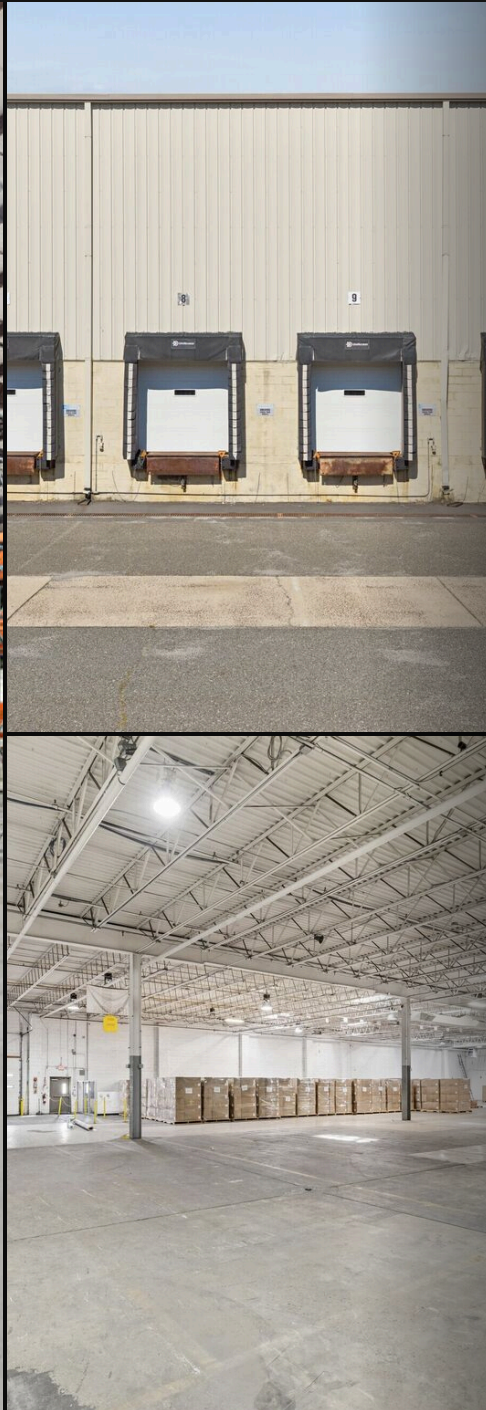
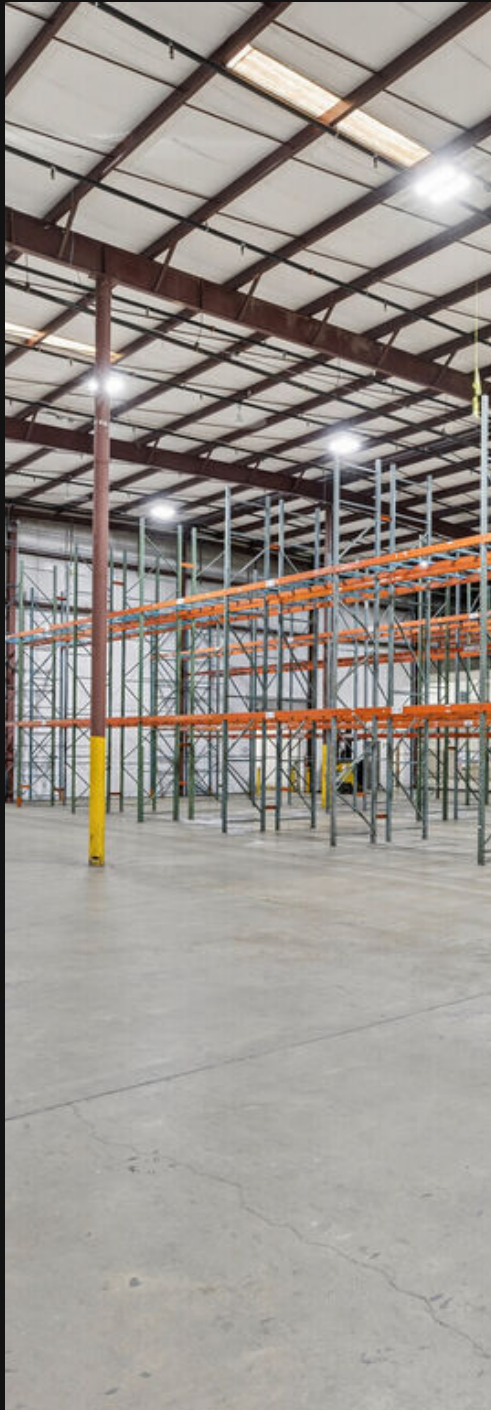
About 1.1 miles from Route 33 at Brickyard Road, the property reaches Route 9, Route 18, I-195, the Garden State Parkway and the New Jersey Turnpike, supporting distribution throughout Monmouth County, the Jersey Shore and the broader Central New Jersey market.

IDEAL FOR
OWNER-USER REGIONAL DISTRIBUTOR
INDUSTRIAL OPERATOR INVESTOR



3D AERIAL VIEW OF THE PROPERTY

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Property *Highlights*

INVESTMENT OR OWNER-USER

±84,844 SF total building area on ±20.21 acres across two lots

±40,000 SF of warehouse with 35' clear ceilings

±32,000 SF of additional warehouse with 17' clear ceilings

±8,132 SF of office and a ±4,712 SF flex mezzanine

19 brand-new dock-high loading doors

800-amp, three-phase electrical service and LED warehouse lighting

84+ parking spaces; room for truck circulation and outdoor logistics

Expansion opportunities

About 1.1 miles to Route 33 at Brickyard Road

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Key Figures

317 FAIRFIELD ROAD · HOWELL, NJ



84,844_{SF}

TOTAL BUILDING AREA

20.21_{AC}

TWO LOTS · ±17.327 +

19

DOCK-HIGH LOADING

35'

CLEAR HEIGHT, ±40,000 SF

800_A

THREE-PHASE ELECTRICAL

84+

PARKING SPACES

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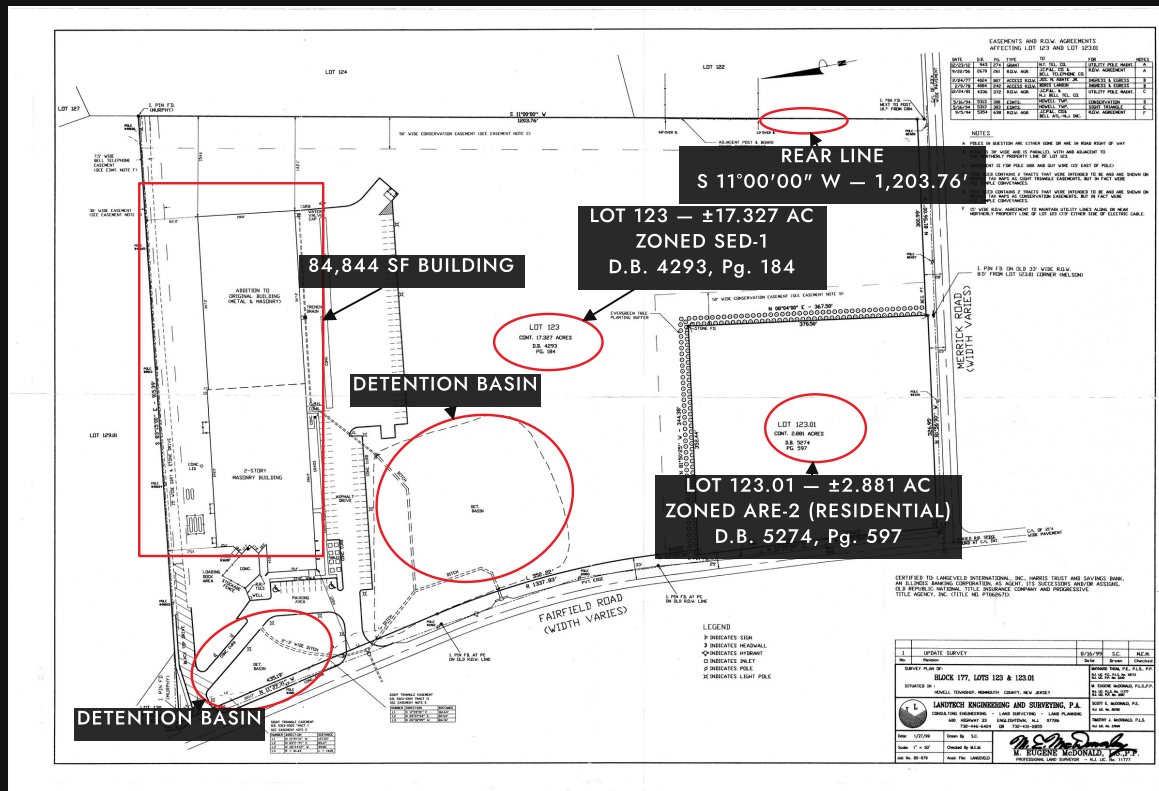
Survey Plan

SURVEY PLAN OF BLOCK 177, LOTS 123 & 123.01

LOT	AREA	DEED
Lot 123	±17.327 acres	D.B. 4293, Pg. 184
Lot 123.01	±2.881 acres	D.B. 5274, Pg. 597
Total	±20.21 acres	
SITUATED IN	Howell Township, Monmouth County, New Jersey	
FRONTAGE	Fairfield Road (width varies) and Merrick Road (width varies)	
REAR LINE	S 11°00'00" W — 1,203.76'	
SURVEYOR	Landtech Engineering and Surveying, P.A., Englishtown, NJ	
DATE	Dated 1/27/1999; updated 8/16/1999	

- 50' wide conservation easements along the northerly line and around Lot 123.01
- 30' wide easement and 7.5' Bell Telephone easement at the westerly line
- Two detention basins; evergreen tree planting buffer around Lot 123.01

Survey reflects conditions as of its 1999 date. Buyers should obtain an updated survey.



Building Specifications

INDUSTRIAL / WAREHOUSE FACILITY

ASKING PRICE	\$16,000,000	LOT 123.01	±2.881 AC
PRICE PER SF	\$188.58	LOADING	19 dock-high doors
SALE TYPE	Investment or Owner-User	POWER	800-amp, three-phase
PROPERTY TYPE	Industrial — Warehouse	LIGHTING	LED warehouse lighting
BUILDING CLASS	B	PARKING	84+ spaces (1.05 / 1,000 SF)
YEAR BUILT	1986	ZONING, LOT 123	SED-1 — Special Economic Development
STORIES	2	ZONING, LOT 123.01	ARE-2 — Residential
BUILDING AREA	84,844 SF	GAS / HEAT	Natural gas
SITE AREA	±20.21 AC (two lots)	WATER	City (public) water
LOT 123	±17.327 AC	SEWER	Septic field

Area breakdown	WAREHOUSE, HIGH BAY	±40,000 SF	35' clear
	WAREHOUSE	±32,000 SF	17' clear
	OFFICE	±8,132 SF	Two stories
	FLEX MEZZANINE	±4,712 SF	
	TOTAL BUILDING AREA	±84,844 SF	

PROPERTY DATA: LOOPNET LISTING 42445703 (OCTOBER 2026). LOT AREAS: LANDTECH SURVEY, 1999.

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The Location

WESTERN MONMOUTH · HOWELL TOWNSHIP, MONMOUTH COUNTY

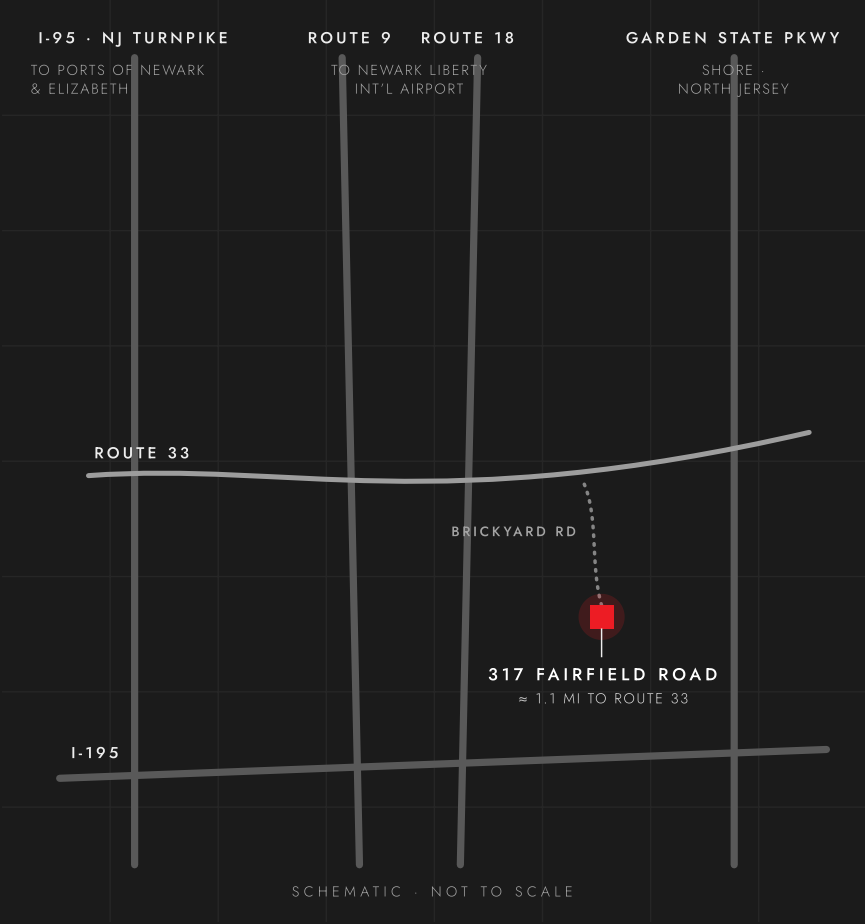
Western Monmouth sits between I-95 and the Garden State Parkway. Routes 9 and 18 carry freight north–south; Route 33 and I-195 carry it east–west. Route 9 runs toward Newark Liberty International Airport, and I-95 links to the ports at Newark and Elizabeth.

ACCESS

Route 33	≈1.1 mi via Brickyard Road	Route 9	North–south arterial
Route 18	North–south freeway	I-195	East–west interstate
Garden State Parkway	Shore and North Jersey	New Jersey Turnpike	I-95 corridor

DRIVE TIMES FROM THE PROPERTY

CITY	MILES	DRIVE
New York	48 mi	1 h 16 m
Philadelphia	60 mi	1 h 25 m
Washington	194 mi	4 h 6 m
Boston	262 mi	5 h 31 m



WESTERN MONMOUTH SITS BETWEEN I-95 AND THE GARDEN STATE PARKWAY

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Labor Market

WITHIN 10 MILES

427,464

POPULATION

18,604

WAREHOUSE EMPLOYEES

4.19%

UNEMPLOYMENT RATE

202,570

LABOR FORCE

\$112,934

MEDIAN HOUSEHOLD INCOME

94.20%

HIGH SCHOOL OR HIGHER

WITHIN 10 MILES. SOURCE: LOOPNET LISTING 42445703 (COSTAR DEMOGRAPHIC DATA).



OFFICE FRONT AND THE WAREHOUSE BEHIND IT

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360° Tours

WALK THE BUILDING · TWO MATTERPORT SCANS



Warehouse

360° TOUR · MATTERPORT

my.matterport.com/show/?m=gXYQNbeQbBB



Office Area

360° TOUR · MATTERPORT

my.matterport.com/show/?m=6LwXodDKT6Z

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The *Photography* Aerial

7 PHOTOGRAPHS



AERIAL — THE BUILDING, TRUCK COURT AND WOODED SITE



AERIAL — DOCK FACE AND PARKING FROM THE ...



AERIAL — HOWELL INDUSTRIAL NEIGHBORS ALO...



AERIAL — SITE AND SURROUNDING LAND



AERIAL — FAIRFIELD ROAD CORRIDOR



AERIAL — LOOKING NORTH



AERIAL — REGIONAL CONTEXT

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Exterior

8 PHOTOGRAPHS



DOCK FACE WITH DOCK-HIGH DOORS



OFFICE ENTRANCE AND FRONT LAWN



OFFICE ENTRY AND LANDSCAPED WALK



ENTRANCE DRIVE FROM FAIRFIELD ROAD



FULL DOCK FACE



DOCK-HIGH DOORS WITH LEVELERS



REAR PARKING AND TRUCK CO...

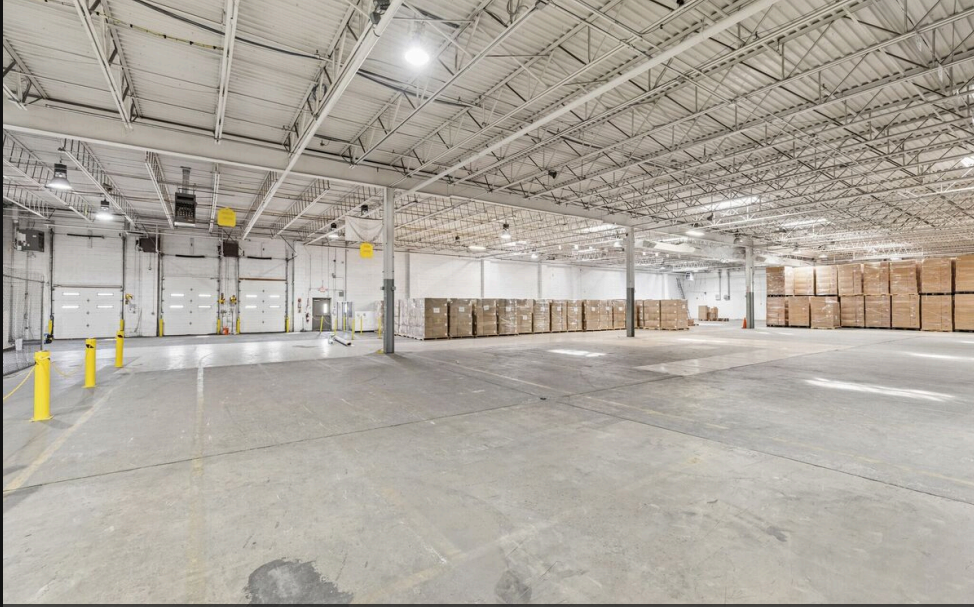


TRUCK COURT

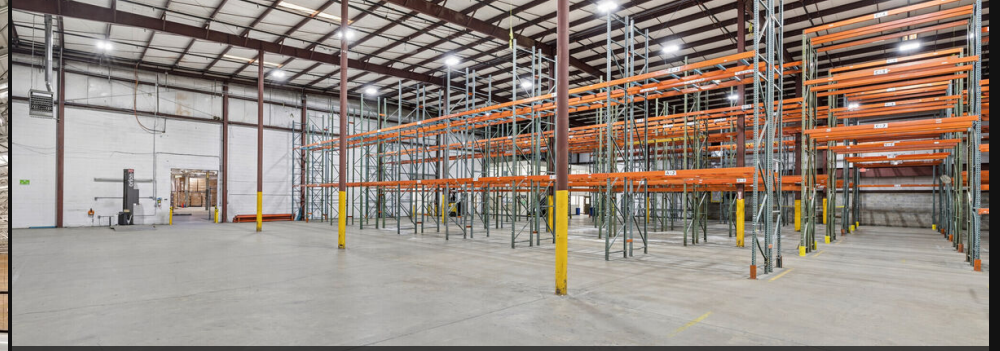
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Warehouse

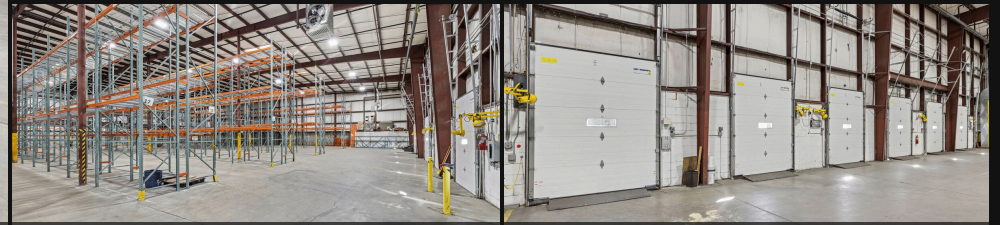
9 PHOTOGRAPHS



HIGH-BAY WAREHOUSE

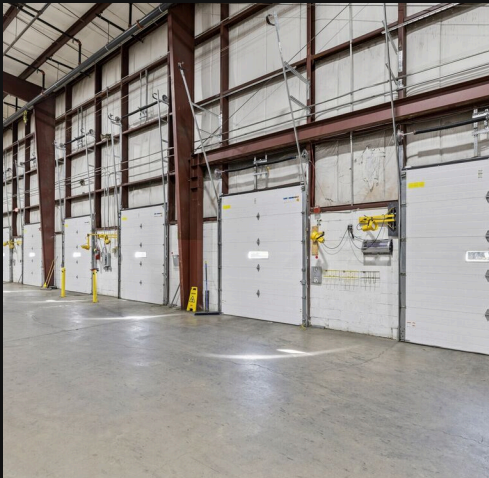


HIGH-BAY WAREHOUSE WITH RACKING

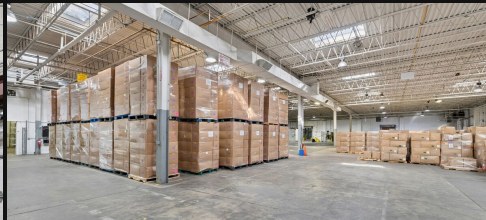


RACKED AISLES

DOCK DOORS FROM INSIDE



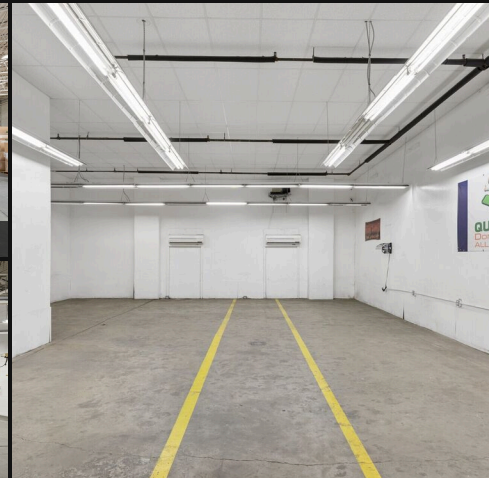
LOADING WALL



WAREHOUSE STORAGE



WAREHOUSE BAY



WAREHOUSE BAY



WAREHOUSE OFFICE AND MEZZANINE STAIR

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Office

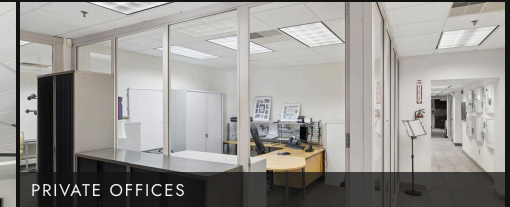
11 PHOTOGRAPHS



OPEN OFFICE



RECEPTION



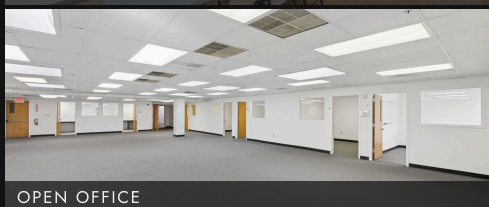
PRIVATE OFFICES



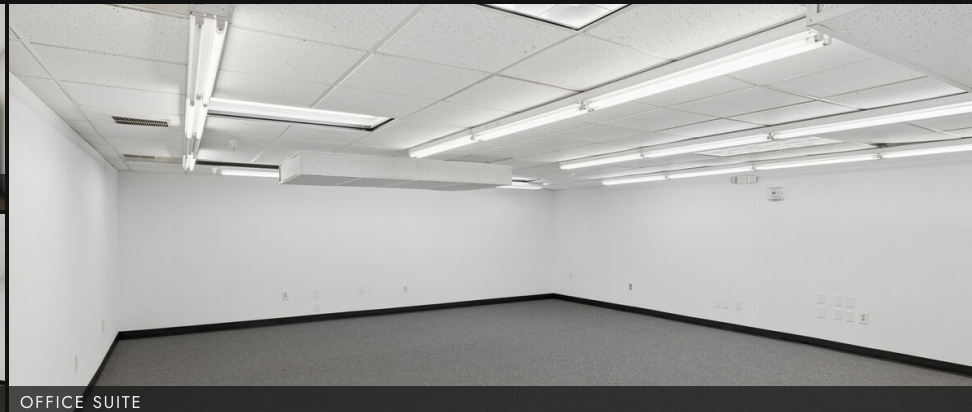
OFFICE CORRIDOR



CONFERENCE ROOM AND KITCHENETTE



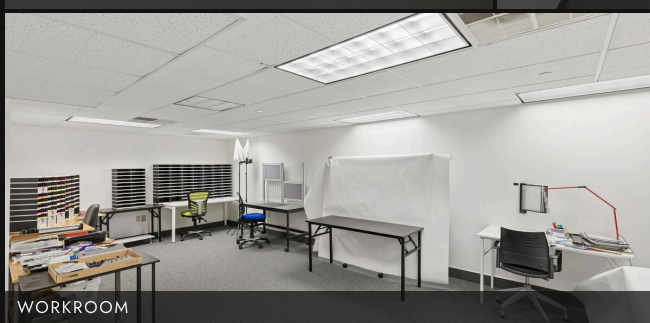
OPEN OFFICE



OFFICE SUITE



PRIVATE OFFICE



WORKROOM



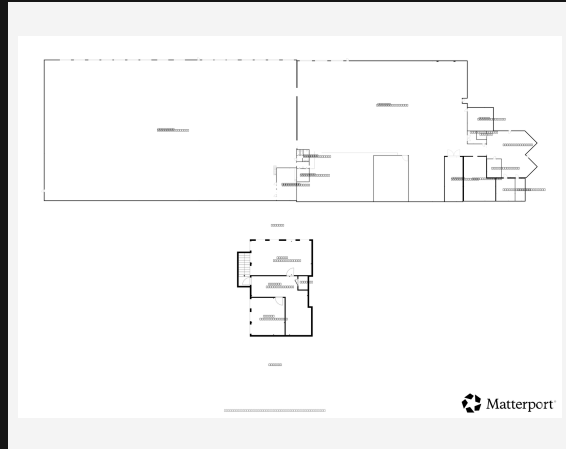
BREAK ROOM



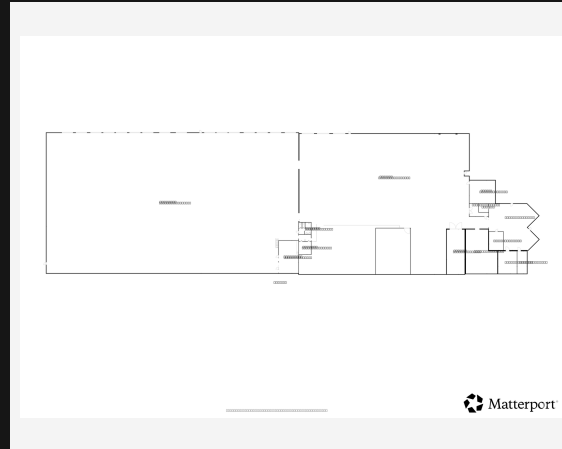
TRAINING ROOM

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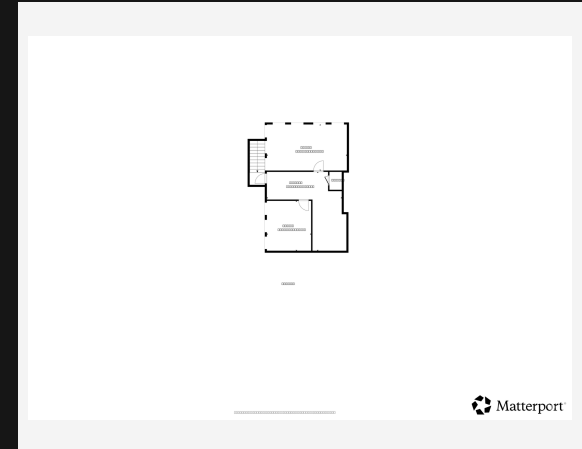
Floor Plans



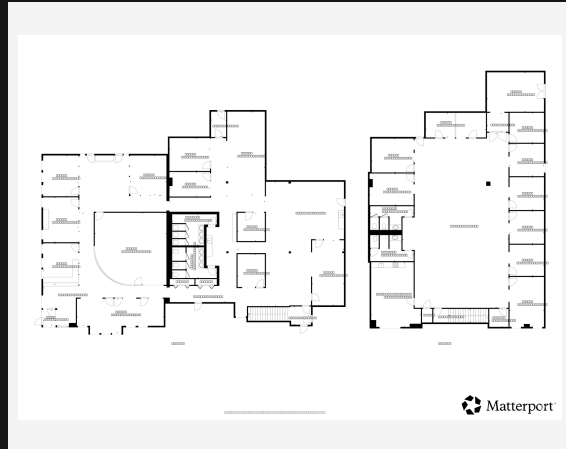
01 · WAREHOUSE



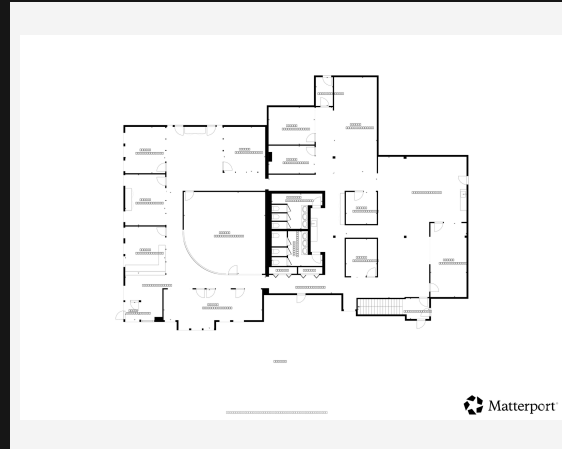
02 · WAREHOUSE — FIRST FLOOR



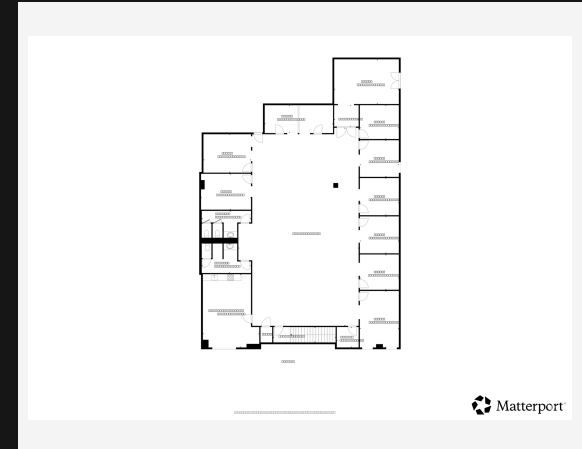
03 · WAREHOUSE OFFICE



04 · OFFICE AREA



05 · OFFICE — FIRST FLOOR



06 · OFFICE — SECOND FLOOR

The Starker Team

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[VIEW THE LOOPNET LISTING](#)

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Confidentiality & *Disclaimer*

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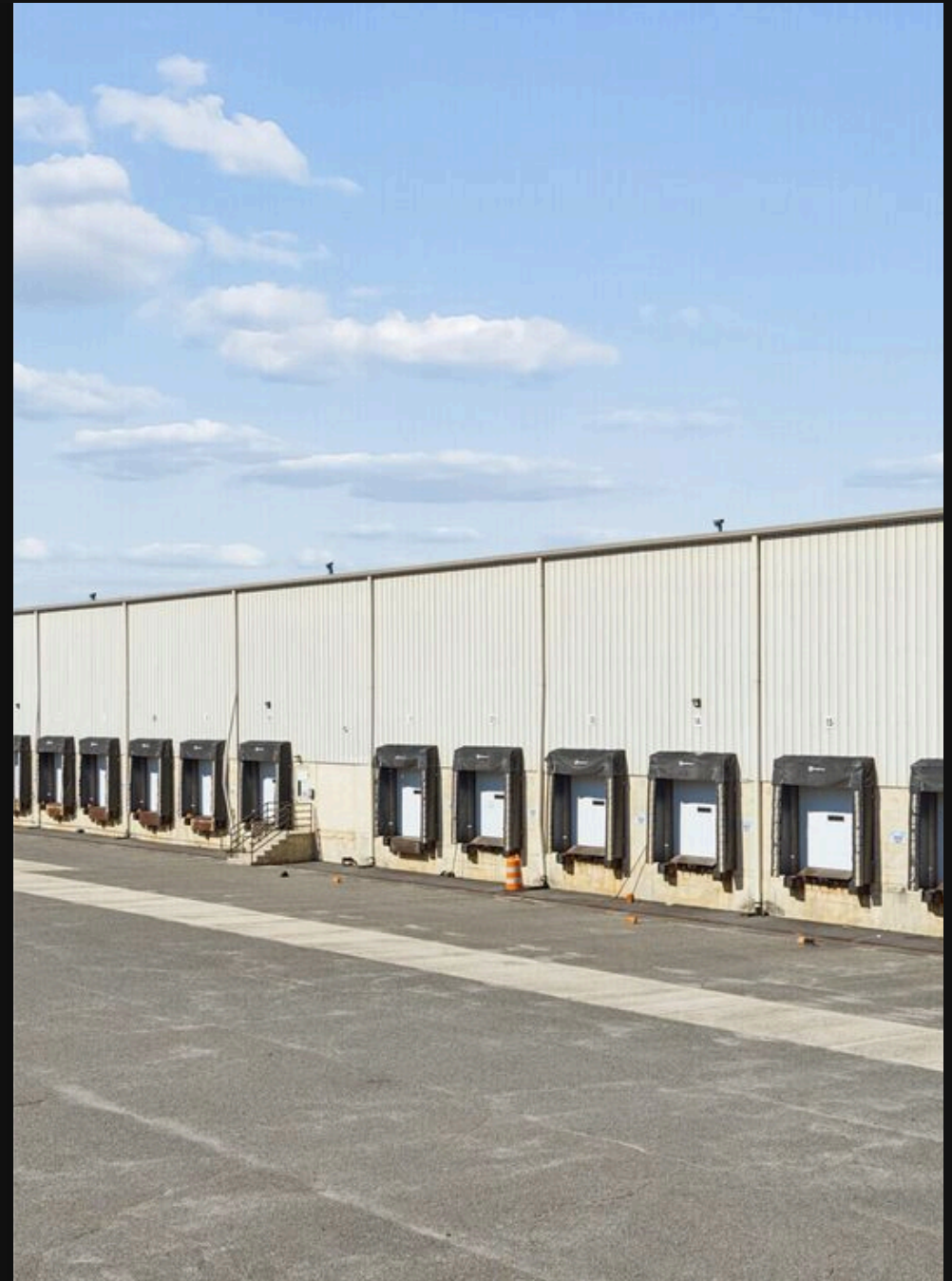
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This Memorandum contains selected information about the Property and does not purport to be all-inclusive or to contain all the information a prospective purchaser may require. All square footages, acreages, dimensions and other figures are approximate. Information has been obtained from sources believed reliable, but neither the owner nor the Broker makes any representation or warranty, express or implied, as to its accuracy or completeness.

Prospective purchasers must conduct their own independent investigation and due diligence, including review of title, survey, zoning, environmental condition, and the physical condition of the Property, and should consult their own legal, tax and financial advisors.

The owner reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and to terminate discussions at any time without notice. No agreement is binding until a definitive purchase and sale agreement has been fully executed and delivered.

Please do not contact the owner, tenants or on-site personnel. All inquiries and tour requests should be directed to the Broker.



DOCK FACE WITH DOCK-HIGH DOORS

Call to *tour*

317 FAIRFIELD ROAD · HOWELL, NJ · \$16,000,000 · \$188.58/SF

 **CALL 732-972-2937**



Built by **JJAI Labs** Intelligence, Engineered jjailabs.io solutions@jjailabs.io

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