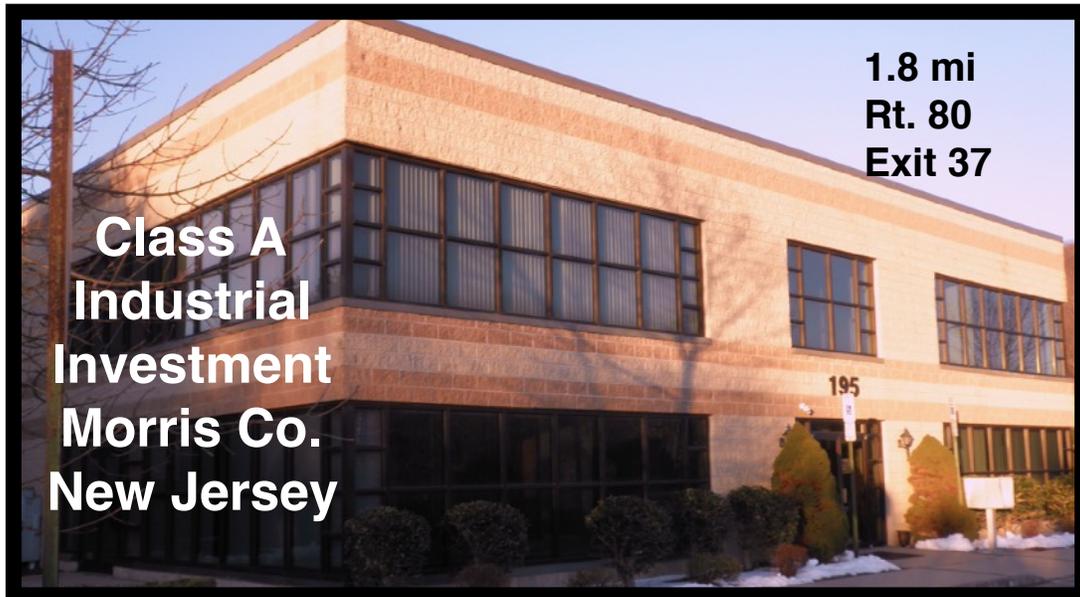


Commercial Real Estate Brokerage & Consulting



195 Green Pond Road Rockaway Township, NJ 07866

+/- 12,000 SF Warehouse/Shop/Office (divisible)
22' clear ceiling height
Outside Storage & Parking
N.O.I. \$304,000 (+/-95% Leased)

Sale Price: \$4,190,000 (7.26% CAP)

For Further Information or to Arrange an Inspection, Please Call Broker:

Charity Realty International, LLC

James F. Costanzo

President | Broker of Record

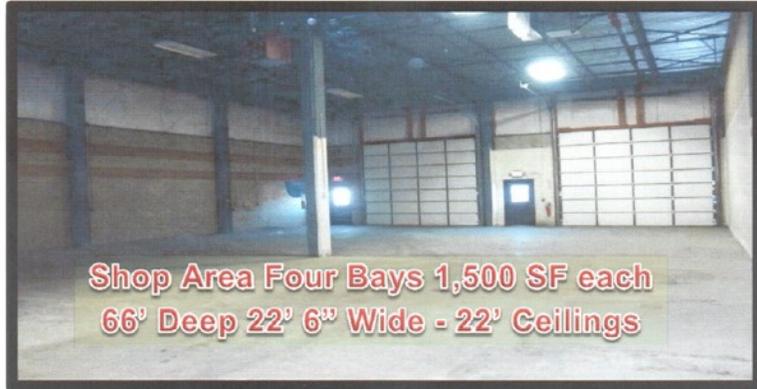
973-714-1110

Knowledge, Hard Work, Results and Philanthropy



4 Drive-In Doors 12' x 14'





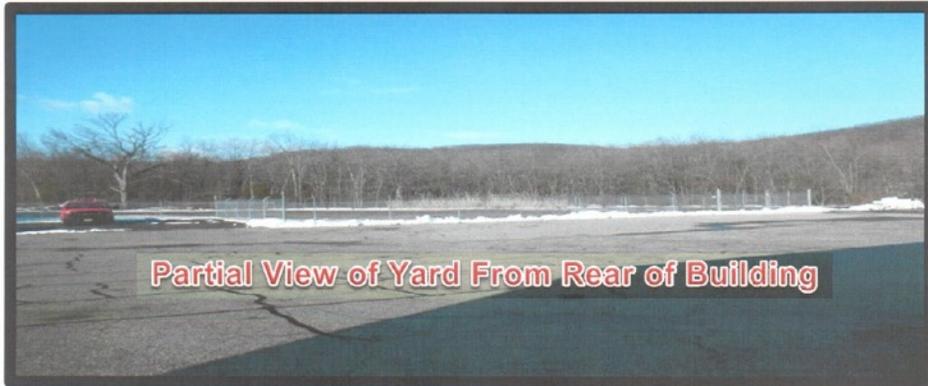
**Shop Area Four Bays 1,500 SF each
66' Deep 22' 6" Wide - 22' Ceilings**



4 Office Suites 1,500 SF Each



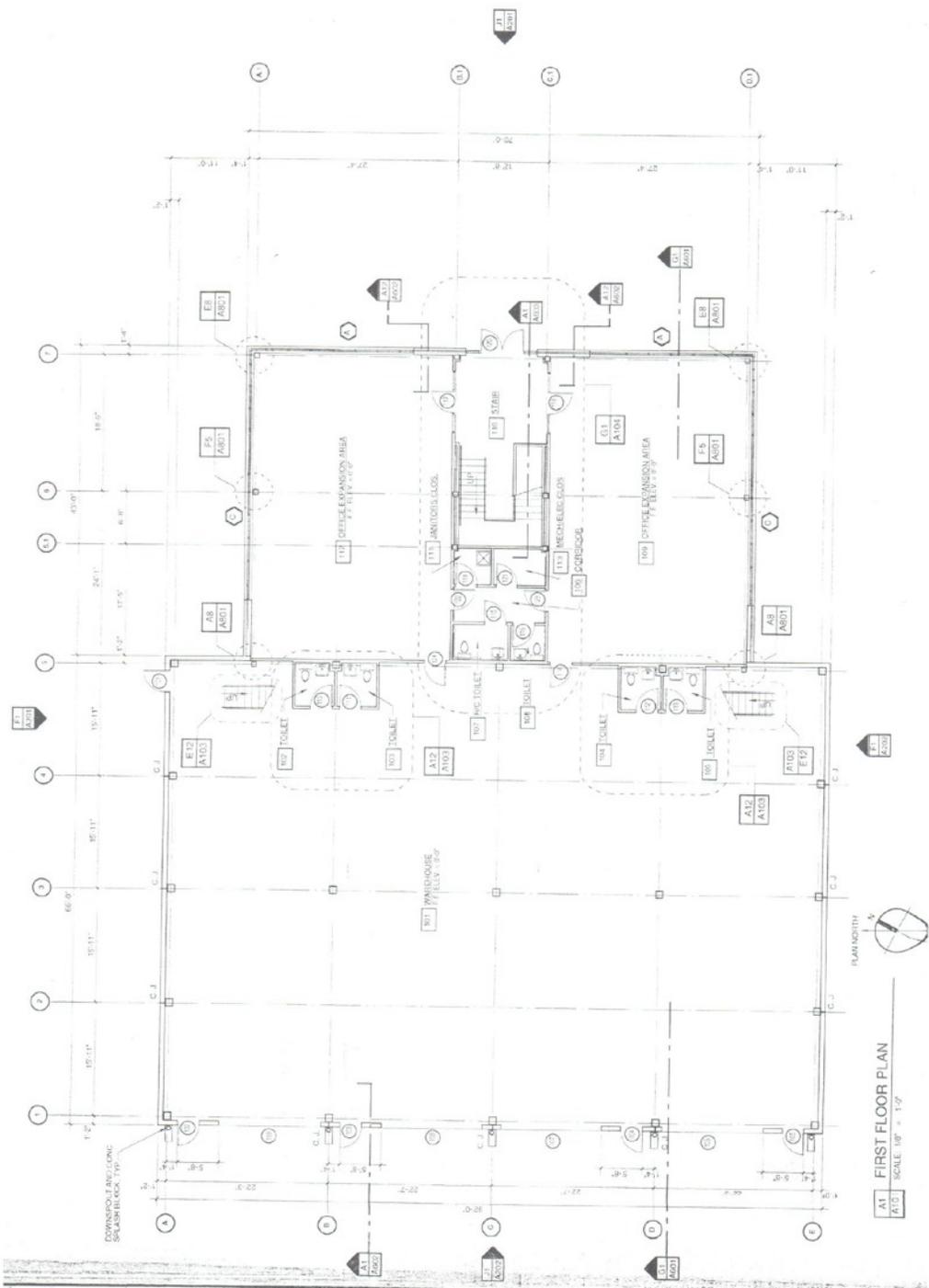
**Customer Service Entrance
Bottom Left Office Suite**



Charity Realty International

"Mission"

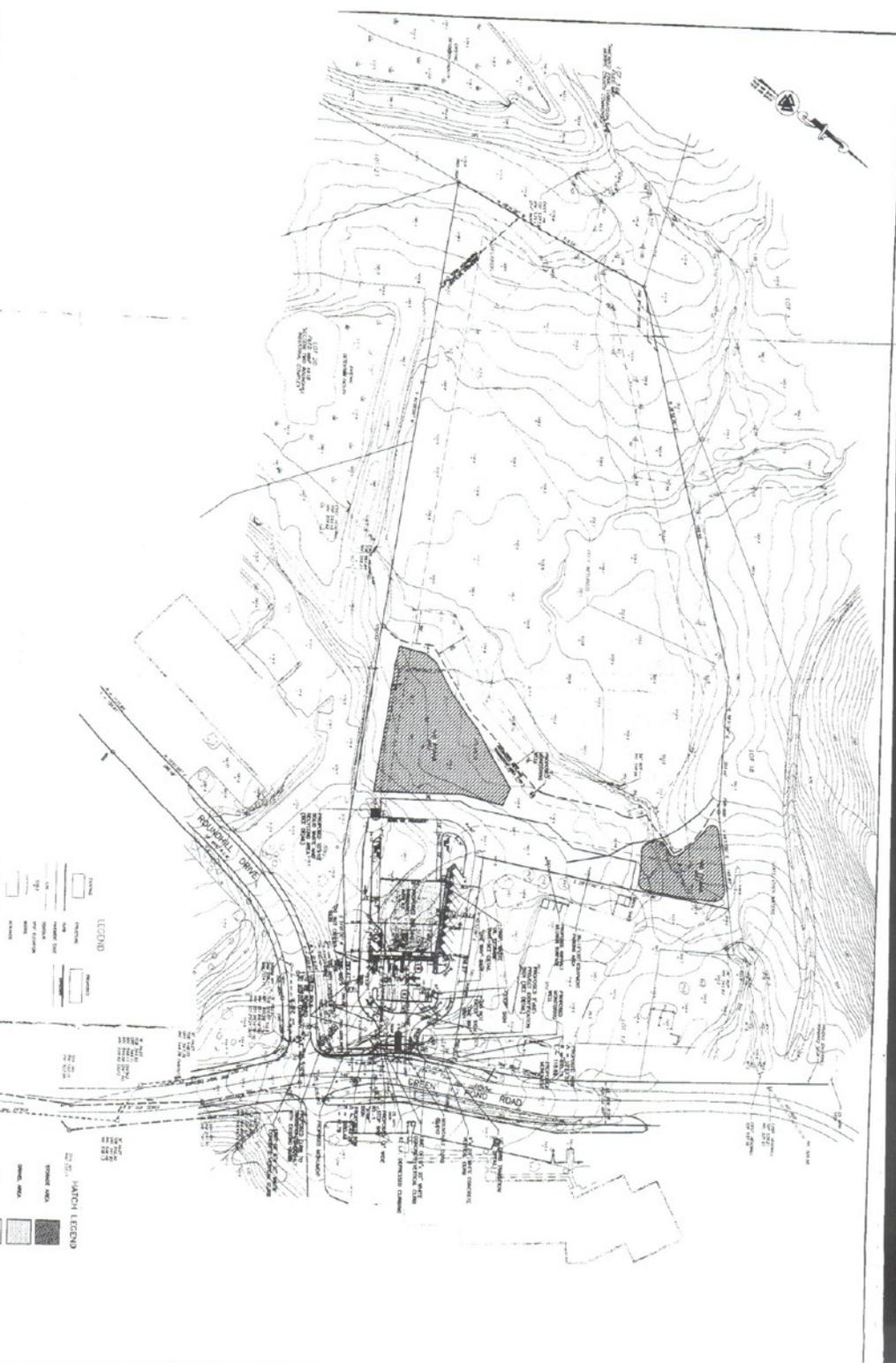
Charity Realty International was founded on the principal of giving back to those in our community who are in most need by using proceeds from commercial real estate brokerage to fund our clients' favorite 501(3)(c) charities.



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

A1
A10

| | | | |
|--|--|---|--|
| THOMPSON S. GIBBS ARCHITECTS & ENGINEERS, P.C. 1000 UNIVERSITY AVENUE, SUITE 1000 ANN ARBOR, MICHIGAN 48106-1500 TEL: 734/763-1000 FAX: 734/763-1001 WWW.TSGIBBS.COM | | SCHOOR DEPALMA ENGINEERS AND ARCHITECTS 1000 UNIVERSITY AVENUE, SUITE 1000 ANN ARBOR, MICHIGAN 48106-1500 TEL: 734/763-1000 FAX: 734/763-1001 WWW.SCHOORDEPALMA.COM | |
| PROJECT INFORMATION PROJECT NO. 04-001 PROJECT NAME: GREEN ROAD CLIENT: GREEN ROAD DATE: 04/01/04 | | SCALE 1" = 40' | |
| DATE 04/01/04 | | PROJECT LOCATION GREEN ROAD, ANN ARBOR, MI | |
| DESIGNER THOMPSON S. GIBBS | | DATE 04/01/04 | |
| CLIENT GREEN ROAD | | DATE 04/01/04 | |
| PROJECT NO. 04-001 | | DATE 04/01/04 | |
| PROJECT NAME GREEN ROAD | | DATE 04/01/04 | |
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| PROJECT NAME GREEN ROAD | | DATE 04/01/04 | |
| CLIENT GREEN ROAD | | DATE 04/01/04 | |



LEGEND

- BUILDING
- PARKING
- LANDSCAPE
- WALKWAY
- BIKEWAY
- VEGETATION
- EXISTING
- PROPOSED

HATCH LEGEND

- CONCRETE
- ASPHALT
- GRAVEL
- LANDSCAPE
- VEGETATION

SITE LAYOUT PLAN FOR

GREEN ROAD

ANN ARBOR, MI

DATE

04/01/04

PROJECT NO.

04-001

CLIENT

GREEN ROAD

DESIGNER

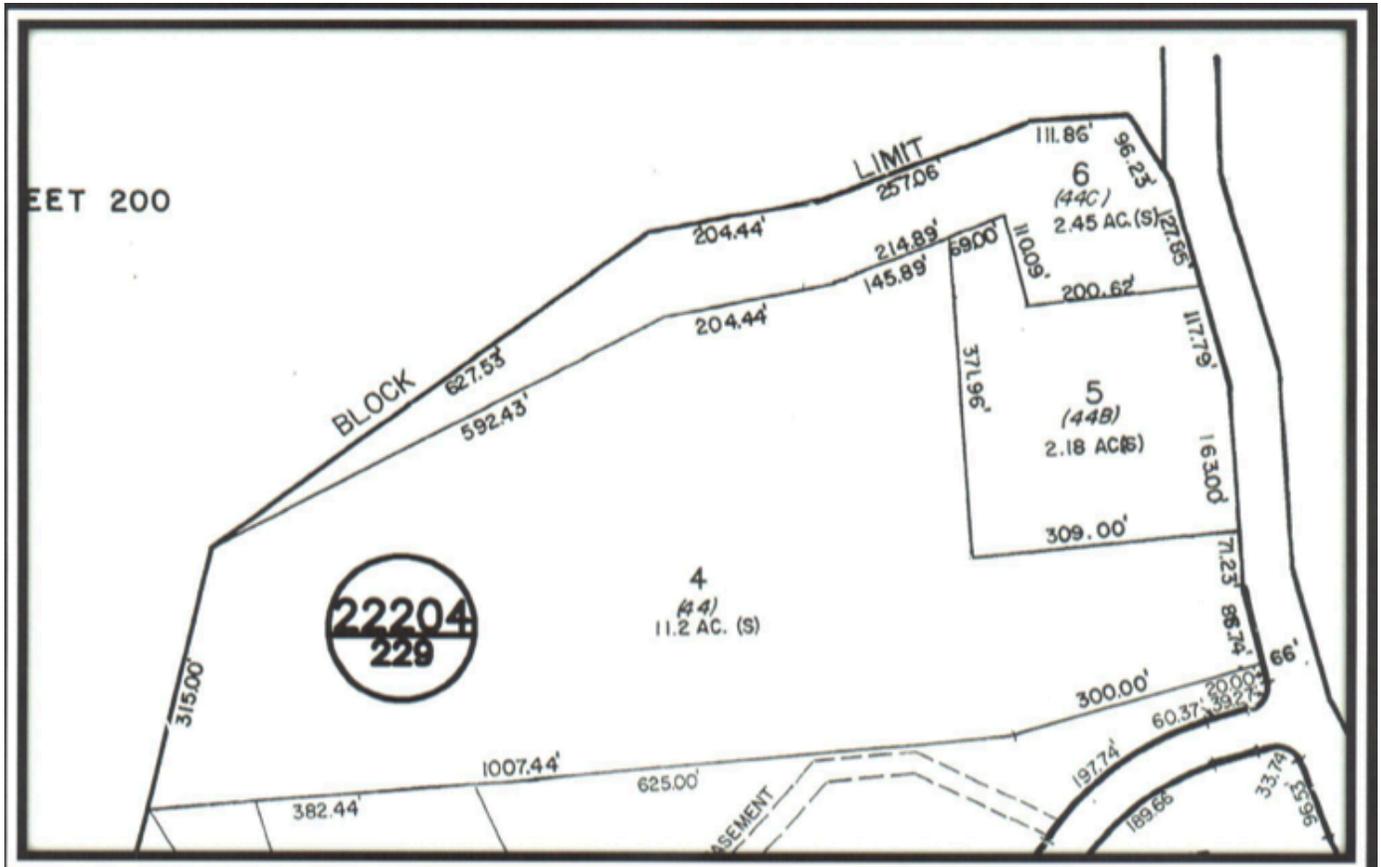
THOMPSON S. GIBBS

DATE

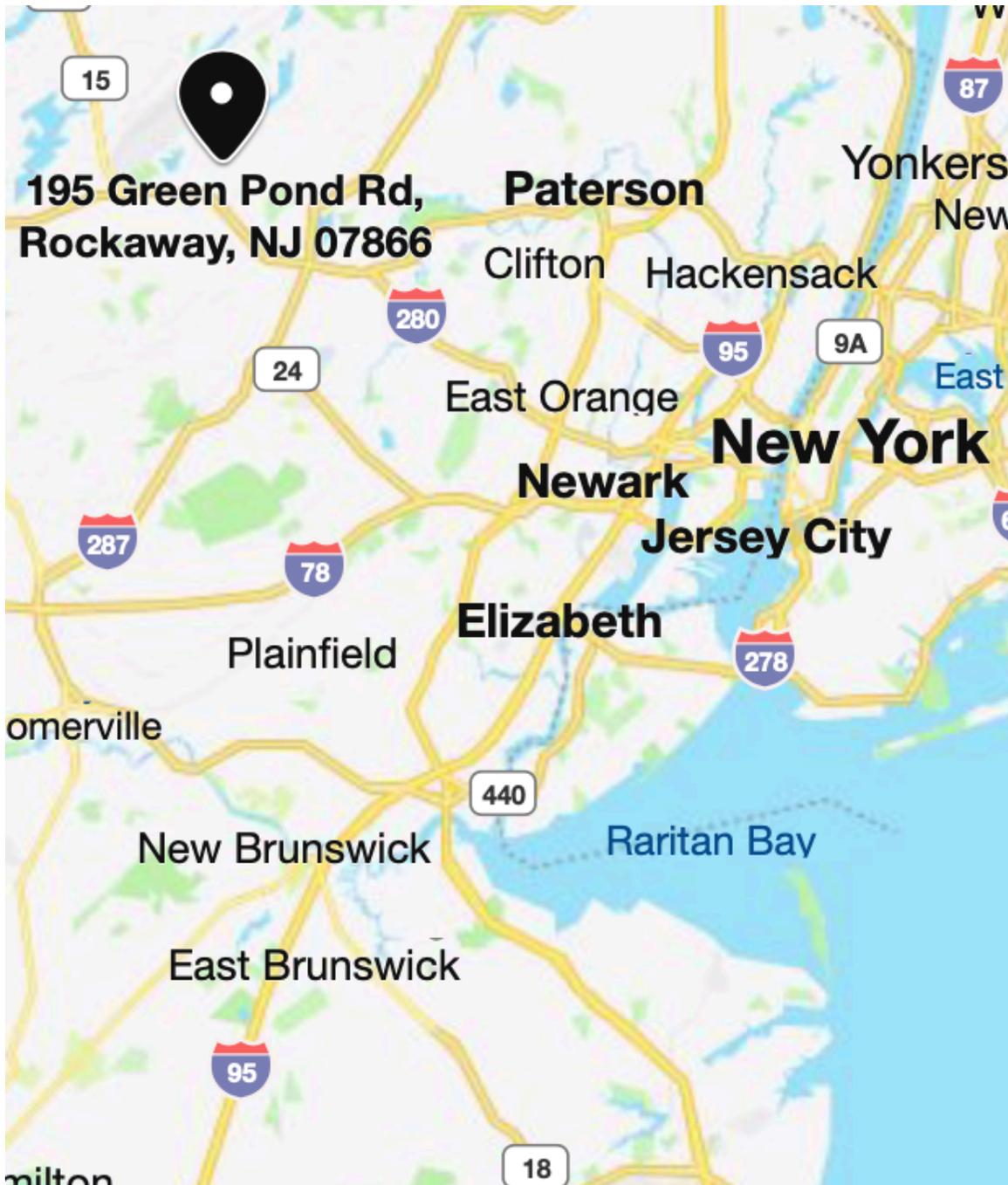
04/01/04

195 Green Pond Road
Rockaway Township, NJ 07866

Block: 22204 Lot: 4
11.2 Acres



195 Green Pond Road is just 1.8 miles north of exit 37 Interstate 80, about 6 miles west of Interstate 287 and only 35 miles to New York City. It is serviced by Jersey Central Power and Light (JCP&L) and municipal water and sewer.



Rockaway Township Community Resource
65 Mount Hope Road
Rockaway Township, NJ 07866
973-627-7200

Mayors Office
Michael Puzio
973-627-7200

Planning Board
Jack Elko, Chairperson
William Dimin, Esq., Board Attorney
Joseph Burgis, Planner
Erin Murray, Clerk
973-983-2818

Board of Adjustment
Jason Smolinski, Chairperson
Phyllis Hantman, Secretary
Joseph Bell, Esq., Board Attorney
Allison Ferrante, Township Engineer

Zoning
Joseph Costa, Zoning Officer
973-983-2814

Tax
Mark Burek, Tax Assessor
973-983-2819