21 Angela Drive

Old Bridge, NJ

FOR SALE/ OR LEASE

12,000 SF

CLASS A - BUILDING

- Professional Office Building - Never Occupied
- Price Reduced for Quick Sale at $2.4 Million or Build to Suit. Leases Starting at $24 PSF
- Space divisible to 1,500 sf
- Perfect for Owner/User
- Uniquely suitable for medical office, attorney's office, physical therapy, engineering office, adult daycare, child daycare
- Near Hackensack Meridian Bay Health Raritan Bay Medical center
- Convenient to Route 9, Route 18, Route 34, Garden State Parkway, and New Jersey Turnpike
- Located 2.9 miles or a 6 minute drive from Hackensack Meridian Raritan Bay Hospital in Old Bridge

For more information, please contact:

Joel Dicker
908.610.8488 ▪ joel@bennettrealtyllc.com

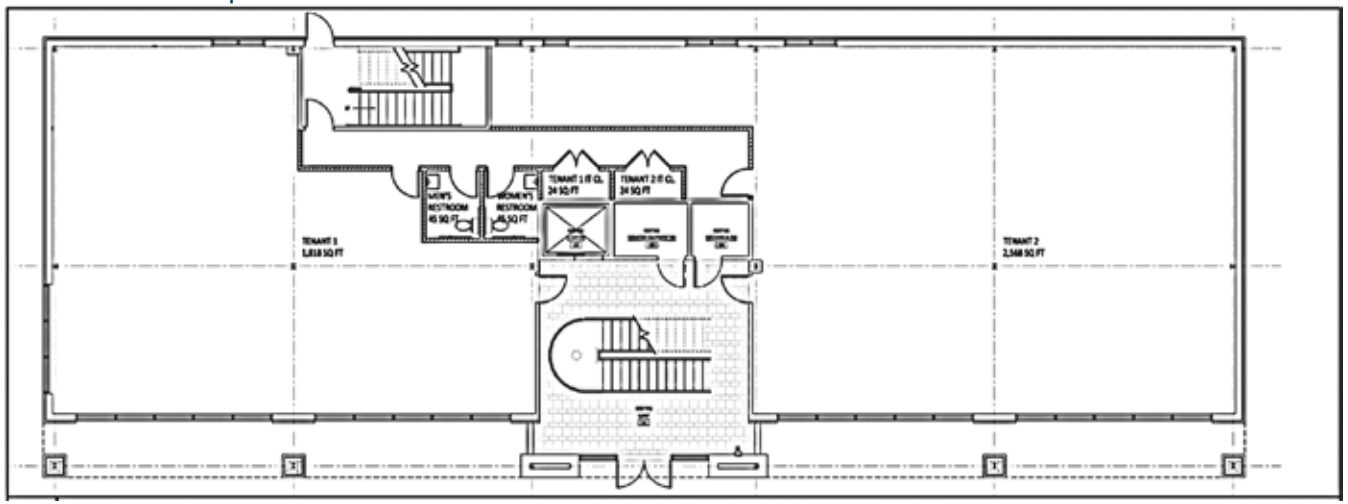
BENNETT REALTY & DEVELOPMENT LLC ▪ LICENSED REAL ESTATE BROKERS NJ, NY, CT, PA ▪ 24 S HOLMDEL ROAD, HOLMDEL, NJ 07733 ▪ 732.837.4060 ▪ WWW.BENNETTREALTYLLC.COM
ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

bennett
REALTY & DEVELOPMENT

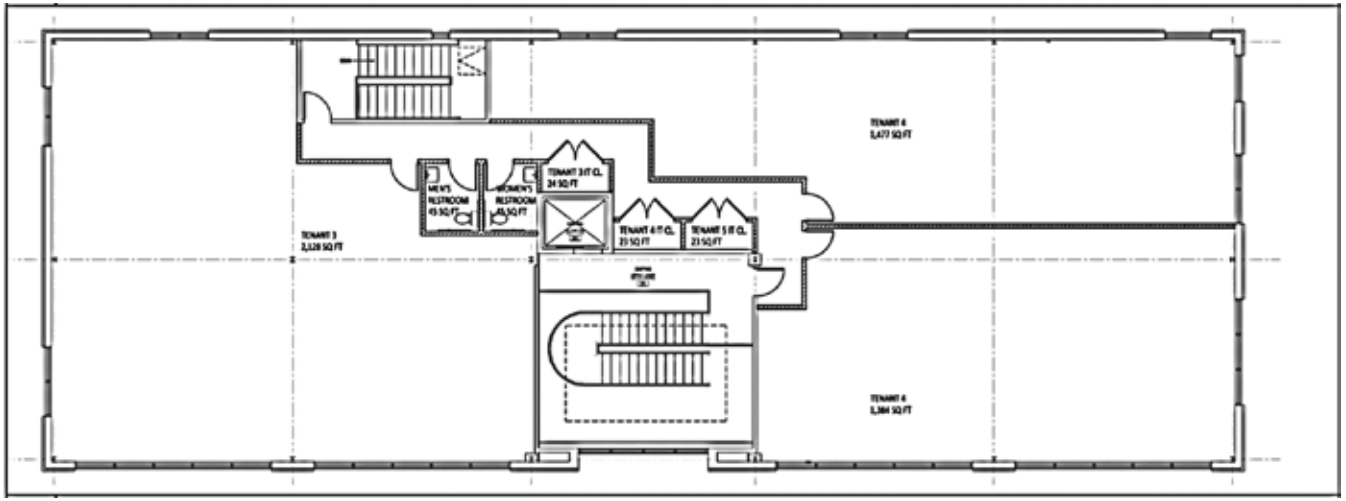
SAMPLE FLOOR PLAN LAYOUTS

21 Angela Drive | Old Bridge, NJ

FIRST FLOOR | 5,732 GSF



SECOND FLOOR | 6,419 GSF



The property is zoned Community Commercial (CC) and is suitable for a multitude of business uses including:

- Medical Office
- Medical and Dental Lab
- Blood Bank
- Professional Services
- Real Estate
- Legal Services
- Personal Services
- Tutoring
- Child Daycare
- Adult Daycare

For more information, please contact:

Joel Dicker
908.610.8488 ▪ joel@bennettrealtyllc.com

BENNETT REALTY & DEVELOPMENT LLC ▪ LICENSED REAL ESTATE BROKERS NJ, NY, CT, PA ▪ 24 S HOLMDEL ROAD, HOLMDEL, NJ 07733 ▪ 732.837.4060 ▪ WWW.BENNETTREALTYLLC.COM
ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

bennett
REALTY & DEVELOPMENT

MARKET AERIAL

21 Angela Drive | OLD BRIDGE, NJ

ALTHOUGH ALL INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.

bennett REALTY & DEVELOPMENT