



FOR SALE:

10.33 ACRES
warehouse development

The approved plans are for:

- a 131,630 SF Warehouse
- with 32 Loading Docks
- and 2 Drive-in Ramps

271

**ADELPHIA ROAD
FARMINGDALE, NJ 07727**

Crossroads of Adelphia Farmingdale Rd. & Squankum Yellowbrick Rd.



271 Adelpia Road

Farmingdale, NJ 07727

EXECUTIVE SUMMARY

271 Adelpia Road in Farmingdale, New Jersey presents a versatile industrial opportunity in a growing Monmouth County corridor with convenient access to Route 9, Interstate 195, and the Garden State Parkway. The property offers a functional layout well-suited for warehouse, distribution, light manufacturing, or service-oriented users, allowing for efficient operations and flexible use.

Incredibly rare to have ingress and egress from multiple streets — Adelpia Road and Squankum Yellowbrook Road — this feature significantly enhances circulation, accessibility, and overall site functionality, making it an especially compelling opportunity for a wide range of industrial users.

Its strategic location provides strong connectivity to Central New Jersey, the Jersey Shore, and broader regional markets, supporting both local and statewide distribution needs. Positioned within an established and evolving commercial landscape, the property benefits from steady demand and accessibility to a skilled labor pool.

With its adaptable configuration, rare dual-street access, and advantageous location, 271 Adelpia Road is an ideal option for businesses seeking operational efficiency, connectivity, and long-term positioning within one of New Jersey's most active submarkets.

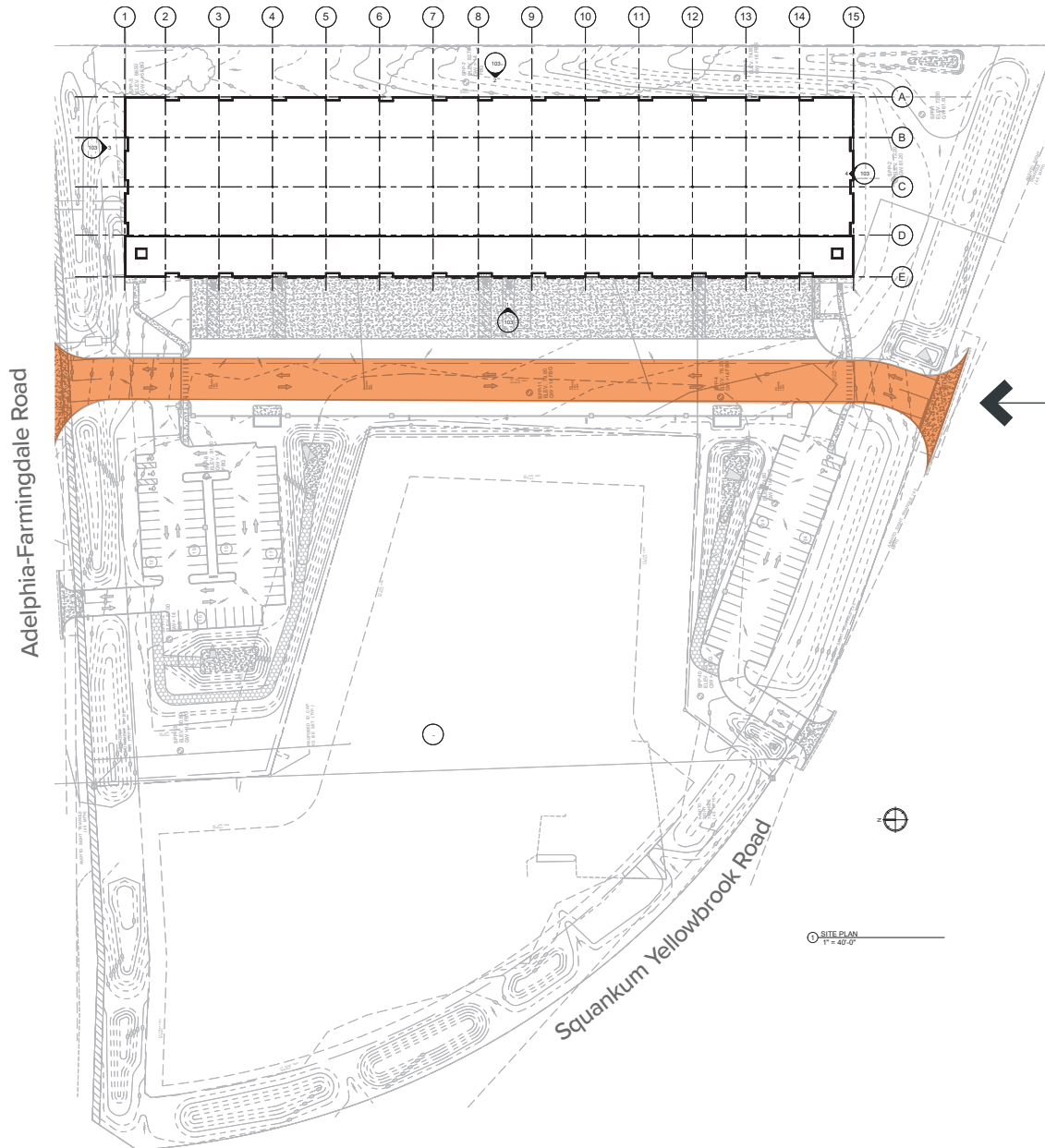


The proposed 131,630 SF Warehouse
see the Site MAP on the next page

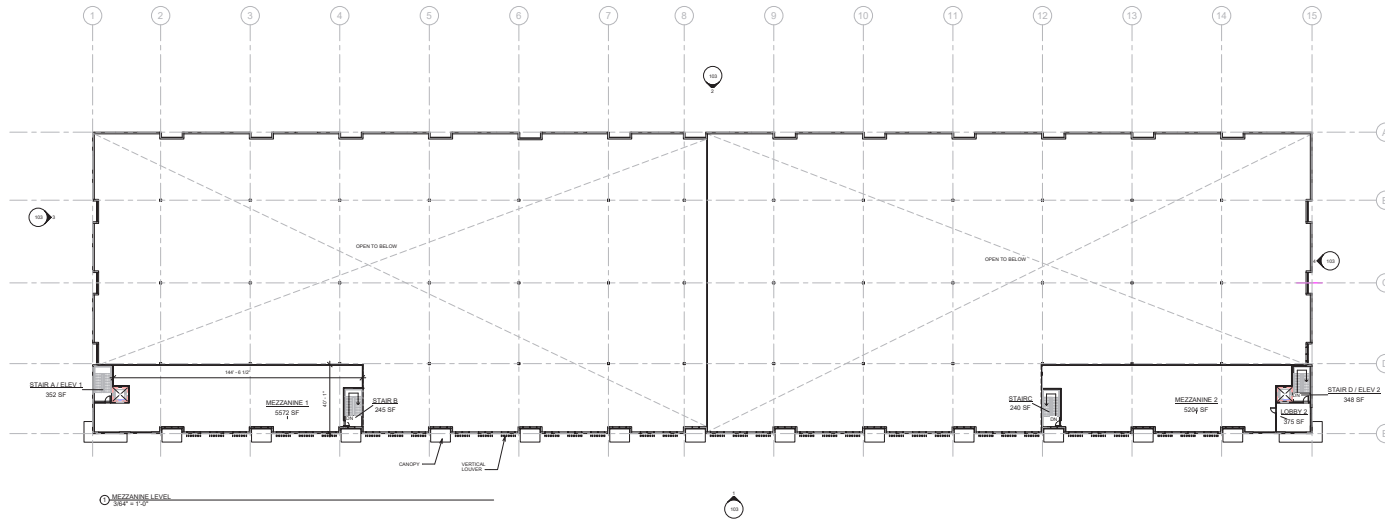
The proposed access road running through the site from Adelpia Road to Squankum Yellowbrook Road – incredibly rare to have ingress and egress from multiple streets.
see the Site MAP on the next page

PROPERTY OVERVIEW

Property Type	Warehouse Development
Units	1
Lot Size	10.33 Acres
Max Buildable	131,630 SF
Zoning	SED (Special Economic Development)

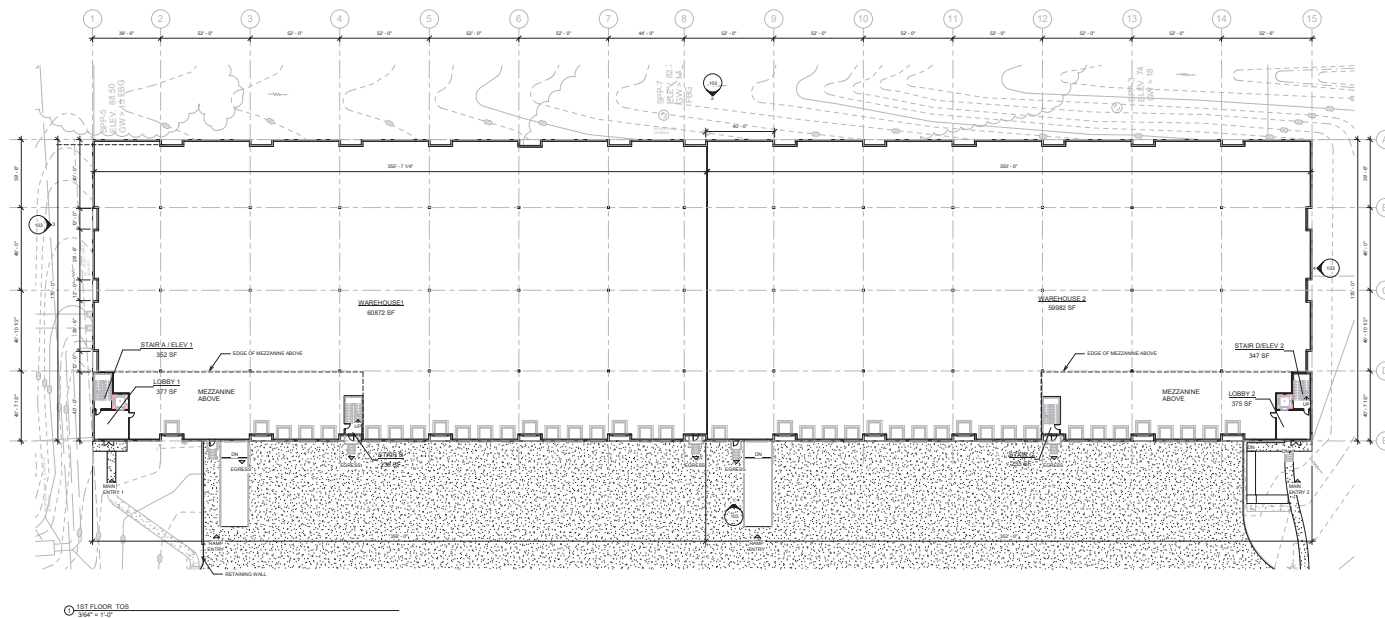


The proposed access road running **through the site** from Adelphia Road to Squankum Yellowbrook Road – incredibly rare to have ingress and egress from multiple streets.



MEZZANINE LEVEL	
Name	Area
LOBBY 2	375 SF
MEZZANINE 1	5572 SF
MEZZANINE 2	5204 SF
STAIR A / ELEV 1	352 SF
STAIR B	245 SF
STAIR D / ELEV 2	348 SF
STAIR C	240 SF
Grand total: 7	12336 SF

MEZZANINE FLOOR



1ST FLOOR AREAS	
Name	Area
LOBBY 1	377 SF
LOBBY 2	375 SF
STAIR A / ELEV 1	352 SF
STAIR B	238 SF
STAIR C	233 SF
STAIR D/ELEV 2	347 SF
WAREHOUSE 1	60872 SF
WAREHOUSE 2	59982 SF
Grand total: 8	122775 SF

FIRST FLOOR PLAN



271 Adelphia Road
Farmingdale, NJ 07727

FOR MORE INFORMATION, PLEASE CONTACT:

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