



THE DONATO GROUP

PROPERTY
FACT
SHEET

80 CORBETT WAY | EATONTOWN, NEW JERSEY 07724

23 Christopher Way

Eatontown, New Jersey

- ▶ 25,000 SQUARE FEET AVAILABLE ON FIRST FLOOR, DIVISIBLE
- ▶ 3 STORY BUILDING (FIRST FLOOR AVAILABLE)
- ▶ MINUTES FROM GARDEN STATE PARKWAY EXIT 105 & ROUTE 18

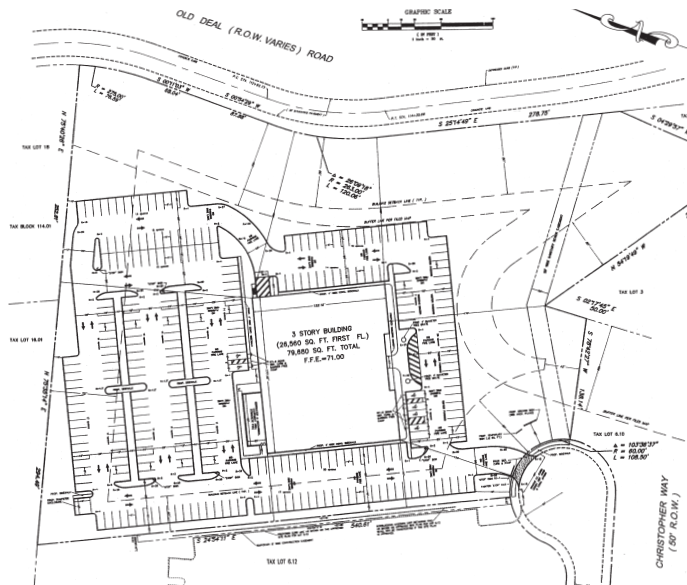


AVAILABLE NOW!

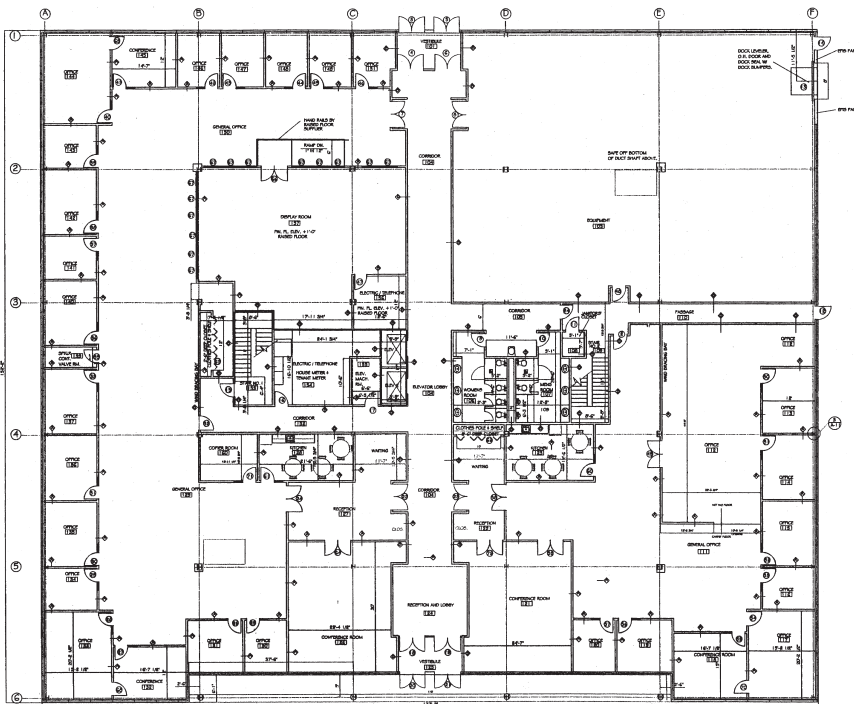
CALL ANNA MAYER at 732.542.2206

23 Christopher Way

SPECIFICATIONS



SITE PLAN



FIRST FLOOR PLAN

FOR MORE INFORMATION:

Contact ANNA MAYER at **732.542.2206 ext 16**
or amayer@thedonatogroup.com

- ZONED: BP2
- DIVISIBLE to 5,000 usable sq. ft.
- ADD-ON FACTOR of 12.68%
- PARKING: 4 per 1,000 sq. ft.
- BUILDING: 3-story, total 80,000 sq. ft.
- BATHROOMS: Per code
- CEILING: 9' high in offices, 12' open areas
- AUTOMATIC SPRINKLER SYSTEM
- SECURITY SYSTEM
- FIRE ALARM SYSTEM
- EXTRA POWER and fiber telecom capabilities
- ROOFTOP A/C UNITS
- PERIMETER baseboard heat
- FULL SERVICE LEASE AVAILABLE
- PLUSH LANDSCAPING
- WALKING DISTANCE to Sheraton Hotel & Conference Center and Staybridge Suites; and to banks, food service, child care, etc.



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INDUSTRIAL DEVELOPER • BUILDER
PROPERTY MANAGEMENT

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