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**HOME NEWS TRIBUNE**

## Sperry Van Ness | Richter Grusd secures \$17 million in listings

**Sperry Van Ness | Richter Grusd**, in Iselin, recently announced the company has secured four new sale listings spanning four counties in central New Jersey including Mercer, Union, Middlesex and Monmouth.

**1980 North Olden Ave.** in Ewing is a 32,864 square-foot retail shopping center for sale in Mercer County. This multi-tenanted neighborhood center is situated on a highly visible road with a population of more than 231,000 within five miles and a traffic count of more than 26,000 cars per day. Recent renovations include a new parking lot and landscaping. Investors may log onto Sperry Van Ness' custom property website at [sale.svn.com/ewingplaza](http://sale.svn.com/ewingplaza) for more information.

**11 Diamond Road** is a 42,480 square-foot industrial facility located in the Springfield Business Park directly off Route 22 in Springfield. The property features approximately 20,000 square feet of office space, power of more than 3,000 amps, ample parking and loading facilities. The property is suitable for light assembly firms as well as distribution, pick and pack and back office use. Security on the building includes video surveillance and motion detector alarms. The property is 15 minutes to Newark Airport and ports.

**49 Sixth St.** in East Brunswick is a 100,800 square-foot distribution warehouse building with 24-foot clear ceiling heights, 12 loading docks and one drive-in door and approximately 4,000 square feet of office area. Currently utilized by a distribution firm, this property is located just 1.6 miles from the New Jersey Turnpike (Exit 9) in the heart of Middlesex County's industrial corridor.

**Hope Road Professional** is a 2.14 acre site available for sale in Eatontown in eastern Monmouth County. Located just off the Garden State Parkway (Exit 105) and one mile to the Monmouth Mall, the owner is selling a fully approved site which will enable the buyer to construct a 9,500 square-foot medical building or a 14,400 square-foot office building. Approvals include an upscale, two-story Class A building with elevators, ample parking and high visibility on the corner of Hope and Wyckoff Roads. The seller will build to suit a turn-key building should the purchaser require it.

For more information, property tours and marketing packages, contact Sperry Van Ness' Doug Richter or Ian Grusd, managing directors, at (732) 906-0505.

Founded in 1987, Sperry Van Ness has more than 1000 advisors in more than 150 locations. Based in Irvine, Calif., the firm operates internationally and provides brokerage, consultation, asset management, property management, leasing, accelerated marketing and auction services.

Sperry Van Ness' gross sales volume totals billions of dollars annually in office, multifamily, retail, industrial, self-storage, hospitality and land transactions. For more information, visit [www.svn.com](http://www.svn.com).



■ **Doug Richter (left) and Ian Grusd**, are managing directors of Sperry Van Ness | Richter Grusd. The firm recently secured four new sales listings.