



## **FOR IMMEDIATE RELEASE**

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## **SPERRY VAN NESS | RICHTER GRUSD SECURES \$17 MILLION IN SALE LISTINGS**

**ISELIN, NJ, JULY 10, 2008** - Sperry Van Ness | Richter Grusd announced that it has secured four new sale listings spanning across four counties in Central New Jersey including Mercer, Union, Middlesex and Monmouth.

1980 North Olden Avenue 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 population counts of more than 231,000 within 5 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 to learn more about this investment sale: [sale.svn.com/ewingplaza](http://sale.svn.com/ewingplaza).

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, heavy power of more than 3,000 amps, abundant parking and loading. Perfect for light assembly firms as well as distribution, pick and pack and back office use. Heavy security on the building includes video surveillance and motion detector alarms. Just 15 minutes to Newark Airport and the Ports.

49 Sixth Street in East Brunswick is a 100,800 square foot distribution warehouse building which includes 24 foot clear ceiling heights, 12 loading docks and 1 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 NJ 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 the heart of Eastern Monmouth County. Located just off the Garden State Parkway (Exit 5) and just 1 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. 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 Managing Directors Doug Richter or Ian Grusd (732) 906-0505.

Founded in 1987, Sperry Van Ness is one of the largest and fastest-growing commercial real estate brokerage firms in the industry, with more than 1,000 advisors in over 150 locations. Sperry Van Ness delivers results for clients through a proven business model that immediately markets every one of its clients' properties to the entire brokerage community. Based in Irvine, California, 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, please visit [www.svn.com](http://www.svn.com).

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## **Sperry Van Ness team closes 136,000 square feet of transactions**

*Doug Richter (formerly of the Richter Organization) and Ian Grusd (formerly of RE/MAX Commercial) recently closed the sale and leasing of the following transactions:*

*1). Your deal*

*2). Lenfex Group leased 30,600 square feet at 2122 Felver Court, Rahway. The building which offers 22' ceilings, 6,000 sf of office space and 4 Tailboards will be utilized for executive office, showroom and distribution space for Bathroom and Kitchen related products*

*3). PEI Corporation leased 17,346 square feet at 11 Self Boulevard, Avene. The building will be utilized as a Pharmaceutical showroom and distribution center. The Landlord was represented by Zimmel Associates*

*4). Sammy Roo LLC purchased an 18,000 square feet building located at 1634 East Elizabeth Avenue, Linden for \$1,300,000. The building will be utilized as a state of the art printing facility. Andrew Houston of Colliers Houston represented the seller, Thomas Realty.*

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My thought is any time we close a deal that we include both of our names to keep the consistency of the Richter Grusd team in front of brokers, clients, SVN advisors etc.