

Property Highlights

- **Lot Size:** ±49 AC (±10 AC Usable)
- 16,000 SF Warehouse
- Zoned I-O-R
- Currently Used as Outside Storage/Truck Parking & Repair/Heavy Construction Yard
- **Setback Location:** Close to Rt 18, Rt 9 & GSP
- **24 Hour Operational Access**
- **Taxes:** \$38,058.11

Accessibility

- 0.9 MI to Route 18
- 2.8 MI to Route 9
- 5.8 MI Garden State Parkway Exit 117
- 8.9 MI Route 33

For additional property information or to arrange an inspection, please contact the exclusive brokers:

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

Pat Clancy
Associate
973.379.6644 x 238
PClancy@blauberg.com

Building Details

- **Size:** ±16,000 SF (80' x 200') + Mezzanine Storage Space
- **Construction:** Masonry and Steel
- **Ceiling Height:** 32'
- **Utilities:** City Water and Sewer
- **Offices:** Two 1,600 SF Offices (3,200 SF Total)
- **Basement:** ±1,600 SF
- **Loading:** Four (14' x 18') Overhead Doors – 2 Cross Doors
- **Sprinkler:** Wet System
- **Heat:** Gas Powered Central Air (Offices) and Infrared Heat
- **Comments:** 2 Separate Truck Repair Bays Plus Mobile Fuel Station

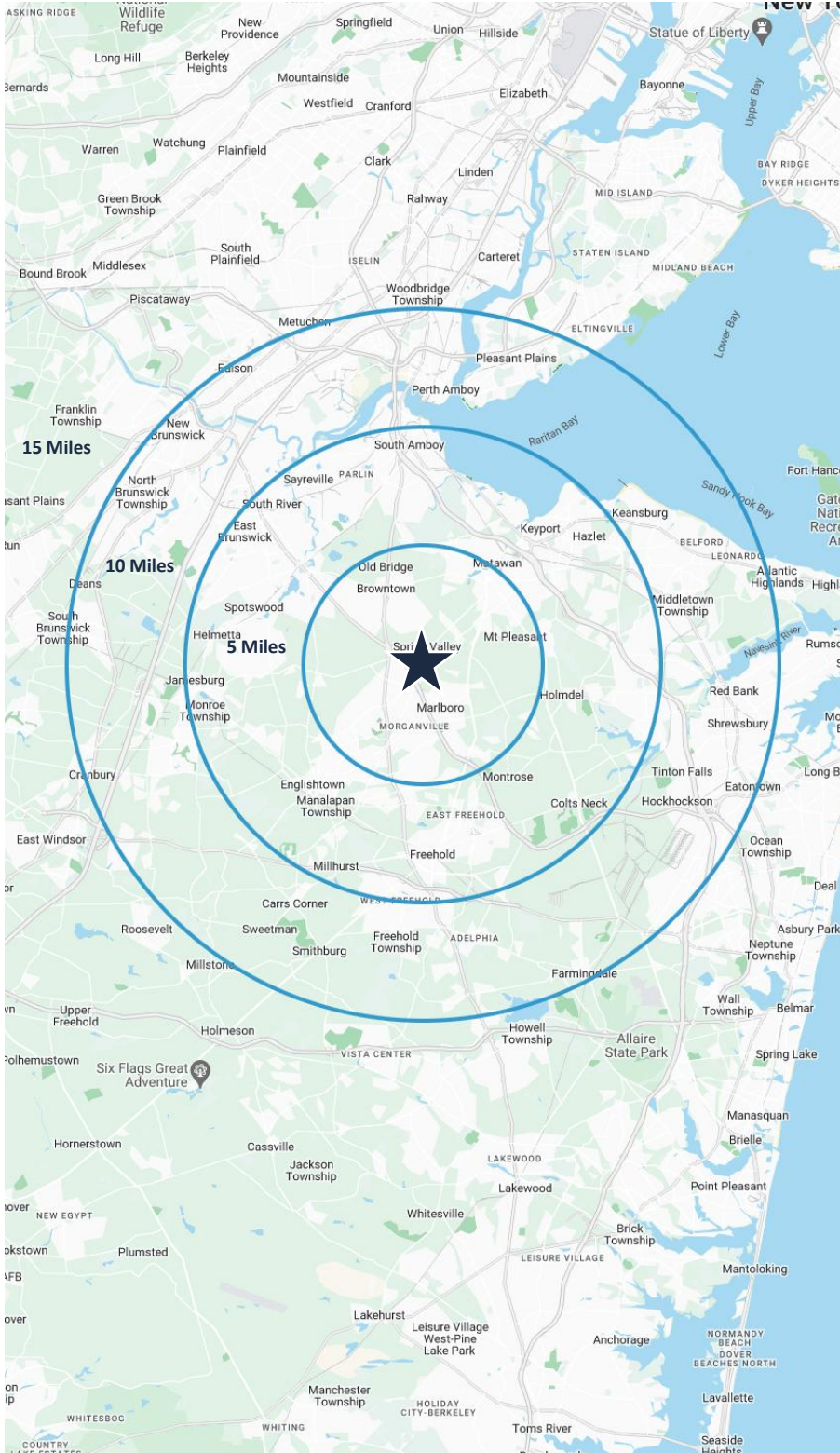


For additional property information or to arrange an inspection, please contact the exclusive brokers:

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

Pat Clancy
Associate
973.379.6644 x 238
PClancy@blauberg.com

FOR SALE | 270 TENNENT ROAD | MORGANVILLE (MARLBORO), NJ



5 MILES

- Total Population: 129,115
- Households: 46,709
- Median Household Income: \$153,098
- Average Household Size: 2.7
- Transportation to Work: 69,914
- Labor Force: 105,815

10 MILES

- Total Population: 490,189
- Households: 181,387
- Median Household Income: \$134,361
- Average Household Size: 2.7
- Transportation to Work: 263,342
- Labor Force: 400,148

15 MILES

- Total Population: 1.29M
- Households: 468,838
- Median Household Income: \$125,570
- Average Household Size: 2.7
- Transportation to Work: 680,395
- Labor Force: 1.05M

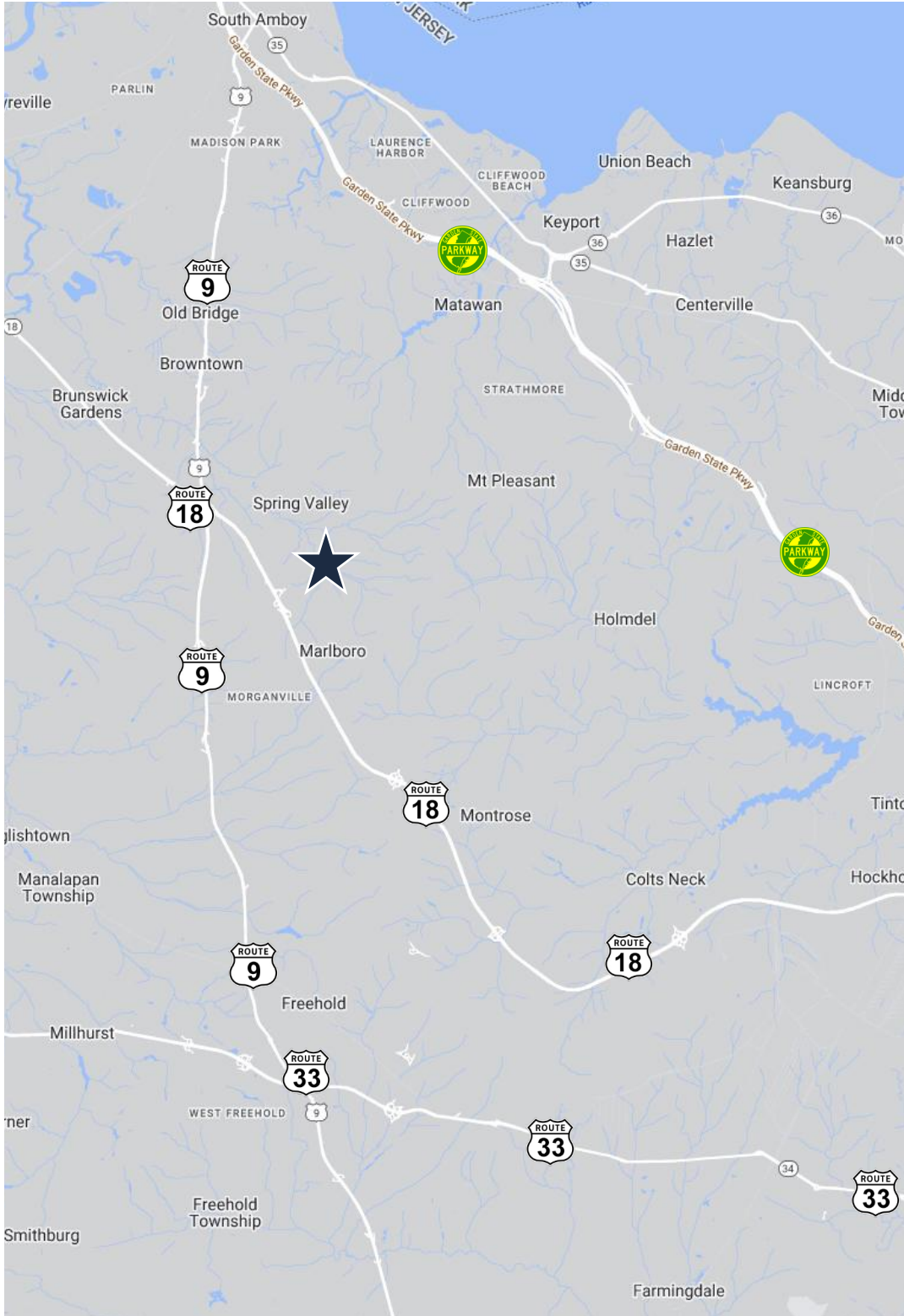
For additional property information or to arrange an inspection, please contact the exclusive brokers:

John Longo
Senior Director
 973.379.6644 x 129
 JLongo@blauberg.com

Pat Clancy
Associate
 973.379.6644 x 238
 PClancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.





ACCESSIBILITY



0.9 MI
Route 18



2.8 MI
Route 9



5.8 MI
GSP Exit 117



8.9 MI
Route 33

For additional property information or to arrange an inspection,
please contact the exclusive brokers:

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

Pat Clancy
Associate
973.379.6644 x 238
PClancy@blauberg.com