

70 Pine
Brook
Road
TOWACO, NEW JERSEY

FOR SALE

Rare 2.1 Acre Owner-User Office Opportunity
±1,581 SF Freestanding Office Building on 2.1 AC



Property Features

- ±1,581 SF standalone office building
- Situated on ±2.1 acres of land
- Ample on-site parking
- Taxes (2025): \$8,732.00
- Private setting with signage/branding opportunity
- Potential for outdoor use or future expansion
- Rare opportunity to own on a large parcel in a supply-constrained market
- Pine Brook Rd is a busy key connector corridor providing convenient access to Route 202 (aka Changebridge Rd.)
- Quick access to Routes 202, 287, & 23 and convenient access to I-80, U.S. Route 46 and other major roadways
- Located in highly desirable Morris County business environment
- Centrally located between Parsippany, Fairfield, and Wayne's commercial hubs

FOR MORE INFORMATION

Jessica Curry, CCIM | Associate Vice President
P: 201.488.5800 x199 | jcurry@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US: [f](#) [@](#) [X](#) [in](#) [v](#) | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

70 Pine
Brook
Road
TOWACO, NEW JERSEY

PROPERTY OVERVIEW



Property Description

This ±1,581 SF standalone office building is situated on a generous 2.1 acre site. The building offers an ideal setting for small business owners seeking a private, professional environment with room to grow.

The property provides a rare combination of functional office space and expansive land, allowing for flexibility, potential outdoor storage, or future expansion.

This strategic Morris County location is one of Northern New Jersey's most established and sought-after business environments.

Location Description

Strategically located along Pine Brook Road, the site benefits from a well-traveled local corridor that serves as a key connector between several of Morris County's primary thoroughfares. The property offers convenient access to Route 202 (known locally as Changebridge Road), Route 287, and Route 23, allowing for efficient travel throughout Northern New Jersey.

Towaco is a desirable section of Montville Township in Morris County and is one of Northern New Jersey's most established and sought-after business environments. The property offers convenient access to major regional roadways, providing connectivity throughout Morris County and to surrounding markets.

The area is characterized by a strong mix of residential communities and local businesses, offering a balance of accessibility and a quieter suburban setting ideal for professional office users.

70 Pine Brook Road
TOWACO, NEW JERSEY

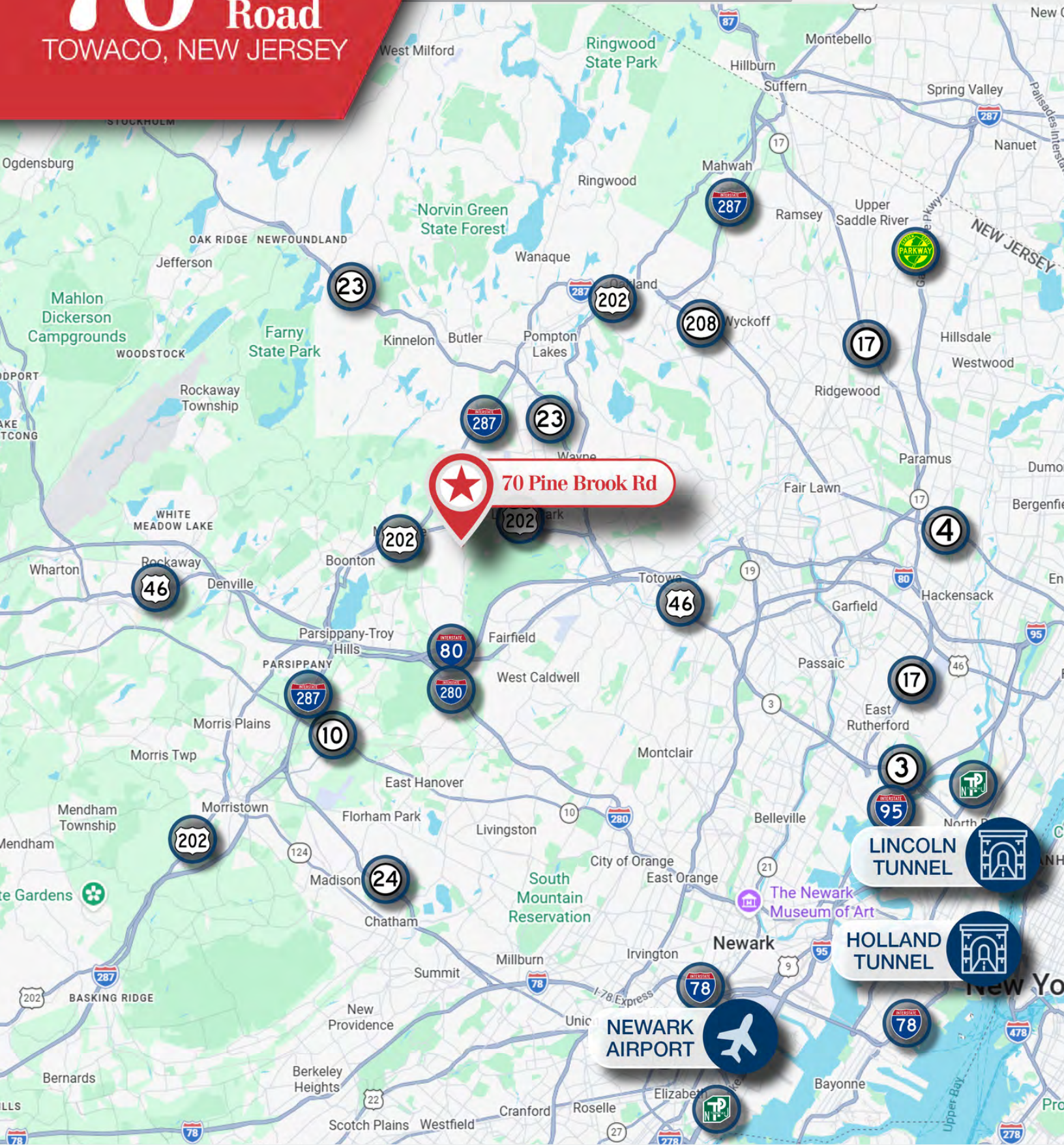
PROPERTY PHOTOS



70 Pine Brook Road

TOWACO, NEW JERSEY

LOCATION MAP



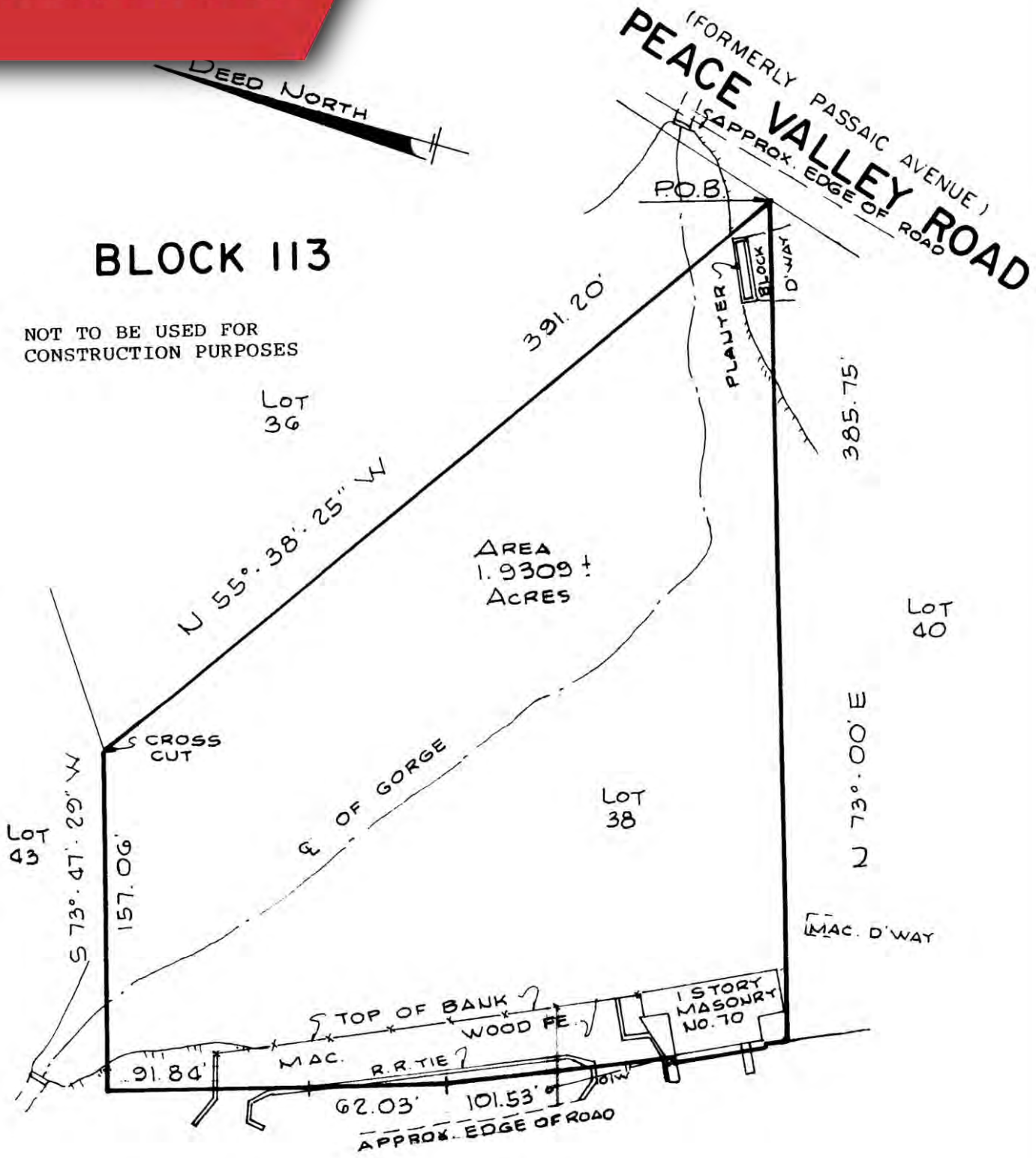
70 Pine Brook Road

TOWACO, NEW JERSEY

PROPERTY SURVEY

BLOCK 113

NOT TO BE USED FOR CONSTRUCTION PURPOSES

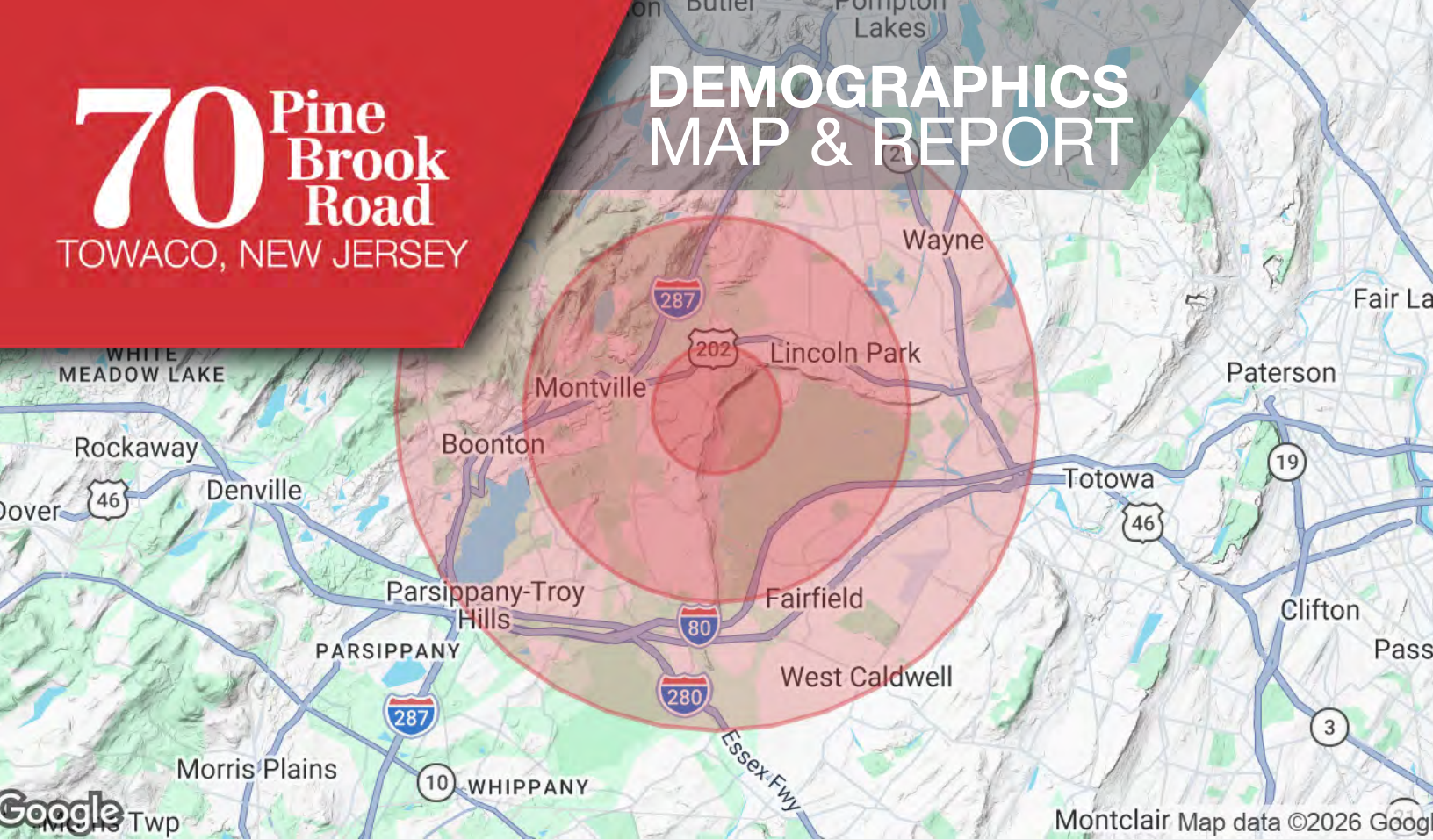


PINE BROOK ROAD

70 Pine Brook Road

TOWACO, NEW JERSEY

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	4,380	40,907	114,091
Average Age	51.0	47.6	45.7

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,555	15,406	43,840
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$233,094	\$175,895	\$165,646
Average House Value	\$696,351	\$585,828	\$583,993

2023 American Community Survey (ACS)