

50 **US 9,**
BLDG B
MORGANVILLE, NJ

GROSSO OFFICE PARK

Turnkey Professional Office



**EXCLUSIVE
LISTING
ASSOCIATES:**

Michael Imperato
Sales Associate
908-216-3516
mimperato@starkercommercial.com

Susan Taylor
Broker Associate
732-962-5369
susan@starkercommercial.com

Eric Starker
Broker of Record
908-692-5055
eric@starkercommercial.com



PROPERTY HIGHLIGHTS

LEASING DETAILS:

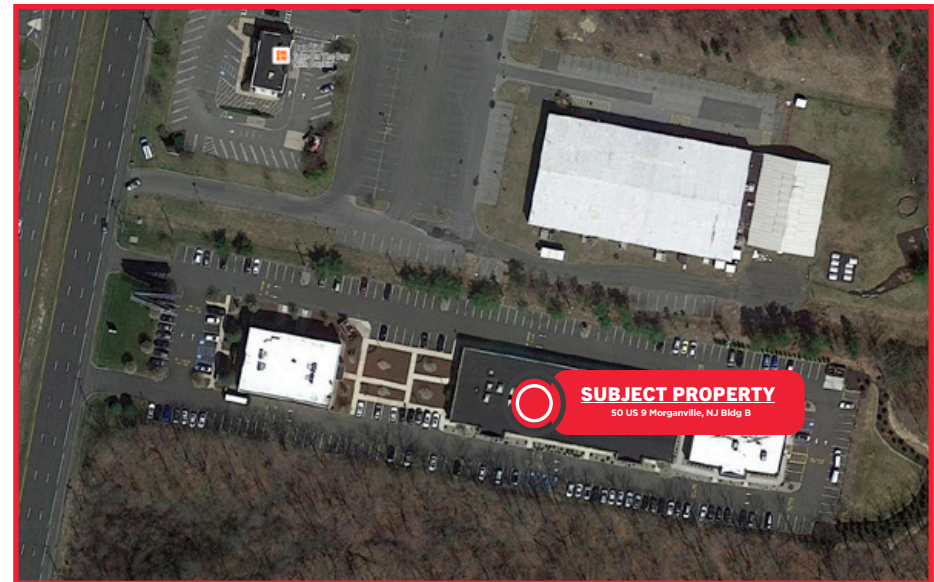
Price:	\$ 23.50 SF Gross
Occupancy:	Move in Ready
SF:	10,000 SF
Lease Price:	\$23.50 + Utilities
Total Building Size:	18,840
Floor:	First Floor
Built:	2001
Parking Spaces:	122
Acreage:	5.2 acres

PROPERTY HIGHLIGHTS:

- Direct Access on Route 9, major carrier of traffic with approx. 65,000+ VPD
- Prominent Retail Corridor
- Pylon Signage
- Windows along Perimeter
- Ample Parking

PROPERTY ADDRESS

50 US 9
MORGANVILLE, NJ BLDG B



- 10,000 SF of prime office space available in Grosso Office Park.
- Pristine window lined office space available immediately and could accommodate many professional uses.
- 24 private offices, conference rooms, training rooms, kitchen, ample parking and monument signage on heavily traveled Route 9.

TEXAS RD

STATE RTE 9



MARLBORO BUSINESS PARK



THE PARISIAN TEA ROOM



18

SUBJECT PROPERTY



ROUTE 18



POPEYES



Walgreens



petco



KOHL'S



CHASE



HOBBY LOBBY



SEPHORA

T.J. maxx



Mike's PIZZA
KITCHEN + CATERING



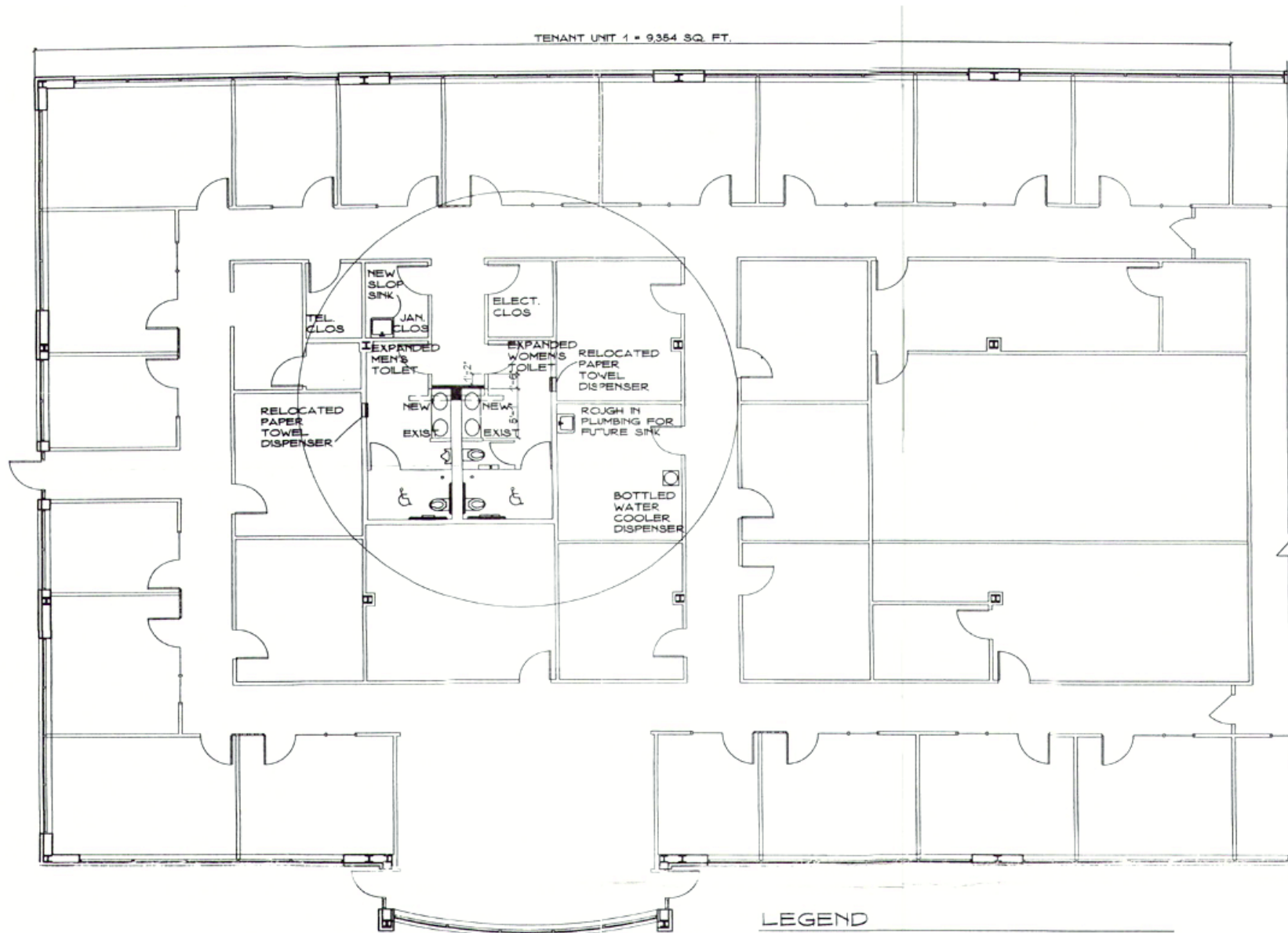
18

ROUTE 18

Google

FLOOR PLAN

50 US 9 MORGANVILLE, NJ BLDG B



— CONTACT LEAD AGENTS FOR MORE DETAILS

50 US 9 MORGANVILLE, NJ BLDG B



Michael Imperato

*Sales Associate
908-216-3516*

mimperato@starkercommercial.com



Susan Taylor

*Broker Associate
732-962-5369*

susan@starkercommercial.com



Eric Starker

*Broker of Record
908-692-5055*

eric@starkercommercial.com



NON-ENDORSEMENT AND DISCLAIMER NOTICE NON-ENDORSEMENTS

Starker Commercial Realty LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Starker Commercial Realty LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Starker Commercial Realty LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR STARKER COMMERCIAL REALTY LLC AGENT FOR MORE DETAILS.

DISCLAIMER

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Starker Commercial Realty LLC has not verified, and will not verify, any of the information contained herein, nor has Starker Commercial Realty LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All individuals, parties, and/or entities are encouraged to verify all information and to conduct their own research and/or inspections including through appropriate third-party independent professionals selected by such party. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies.

© 2022 Starker Commercial Realty LLC. All rights reserved.



Starker Commercial Realty LLC

195 U.S. 9 #204A

Manalapan Township, NJ 07726

732-972-2937

eric@starkercommercial.com