



## Newly Constructed Sports & Recreation Facility Space For Lease

151 River Road

MONTVILLE, NJ

**Available for Immediate Occupancy:** 974 SF & 1603 SF (can be combined)

**Location:** Conveniently located to Routes 280, 287, 80, 46 and 10

- Details:**
- Ceiling height: 9'2"
  - LED lighting
  - HVAC
  - Wet sprinkler system
  - Abundant parking
  - Four ADA restrooms
  - Monument directory signage
  - Tenant use exclusivity

- Ideal Uses:**
- Dance instruction
  - Martial arts/Karate/Taekwondo
  - Wrestling academy
  - Boxing/Kickboxing studio
  - Cycling/Spin
  - Fencing
  - Yoga Studio
  - Pilates reformer studio
  - Stretch/recovery studio
  - Nutrition coaching
  - Wrestling academy
  - Running club headquarters
  - Wellness studio
  - Table tennis
  - Shuffleboard

**Lease Rate:** Call for Pricing

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**Maria Lima**

Senior Vice President  
973-864-0718 cell

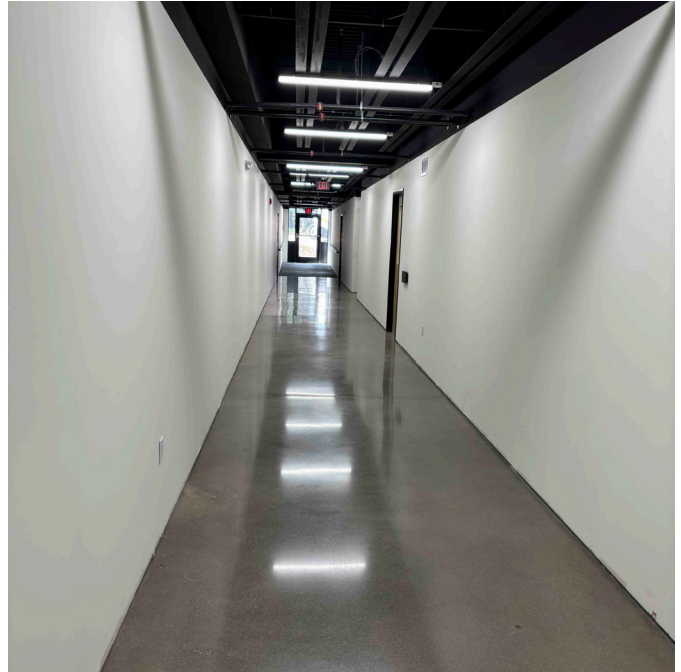
mlima@weichertcommercial.com

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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

# 151 River Road

## Photos



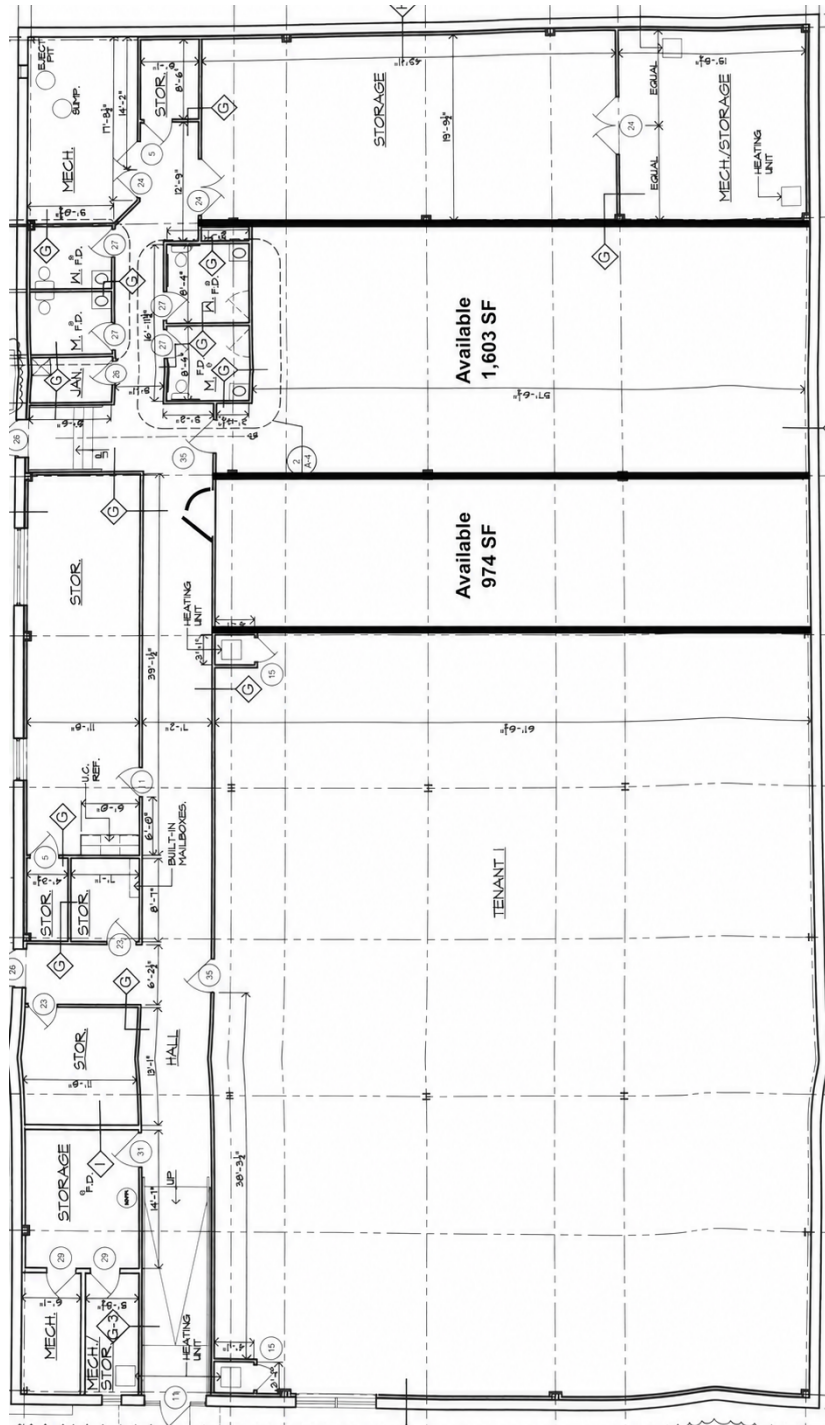
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## Floor Plan



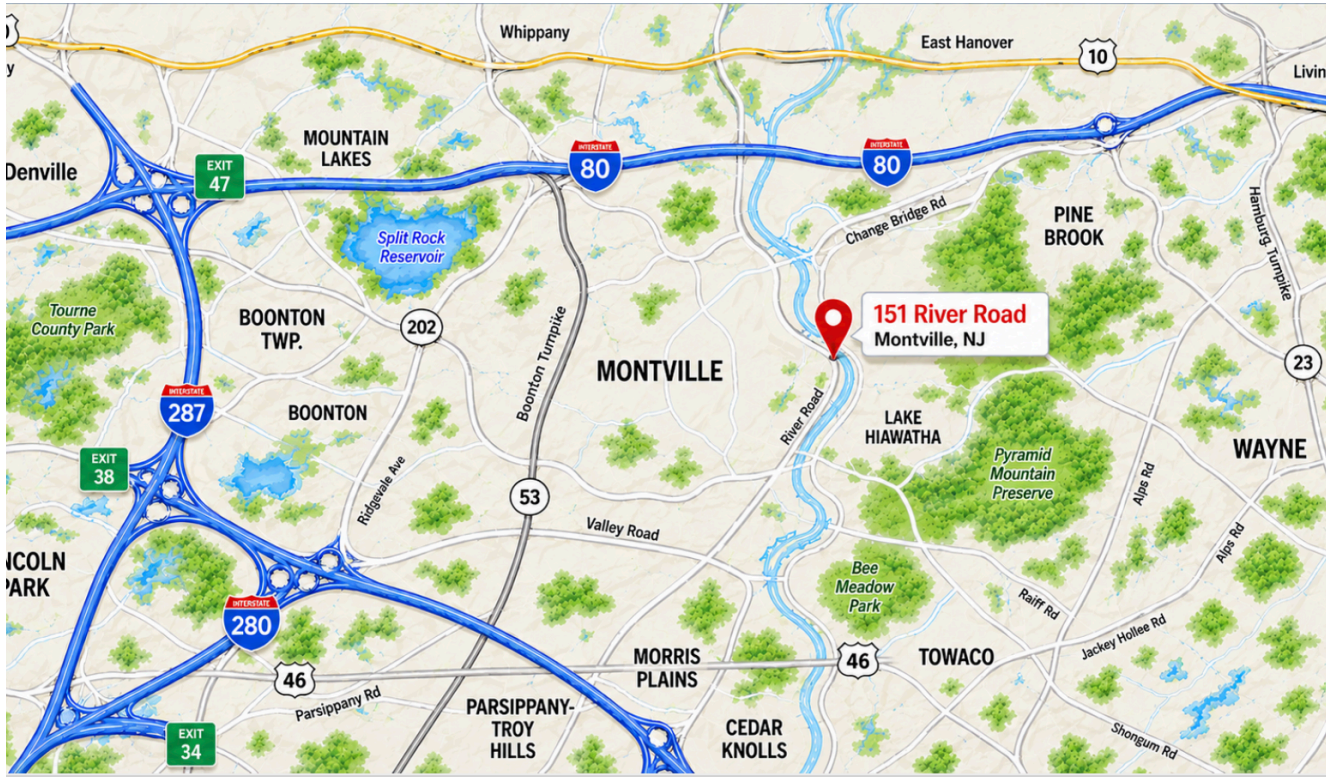
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# 151 River Road

## Map



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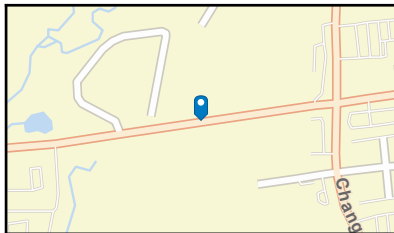
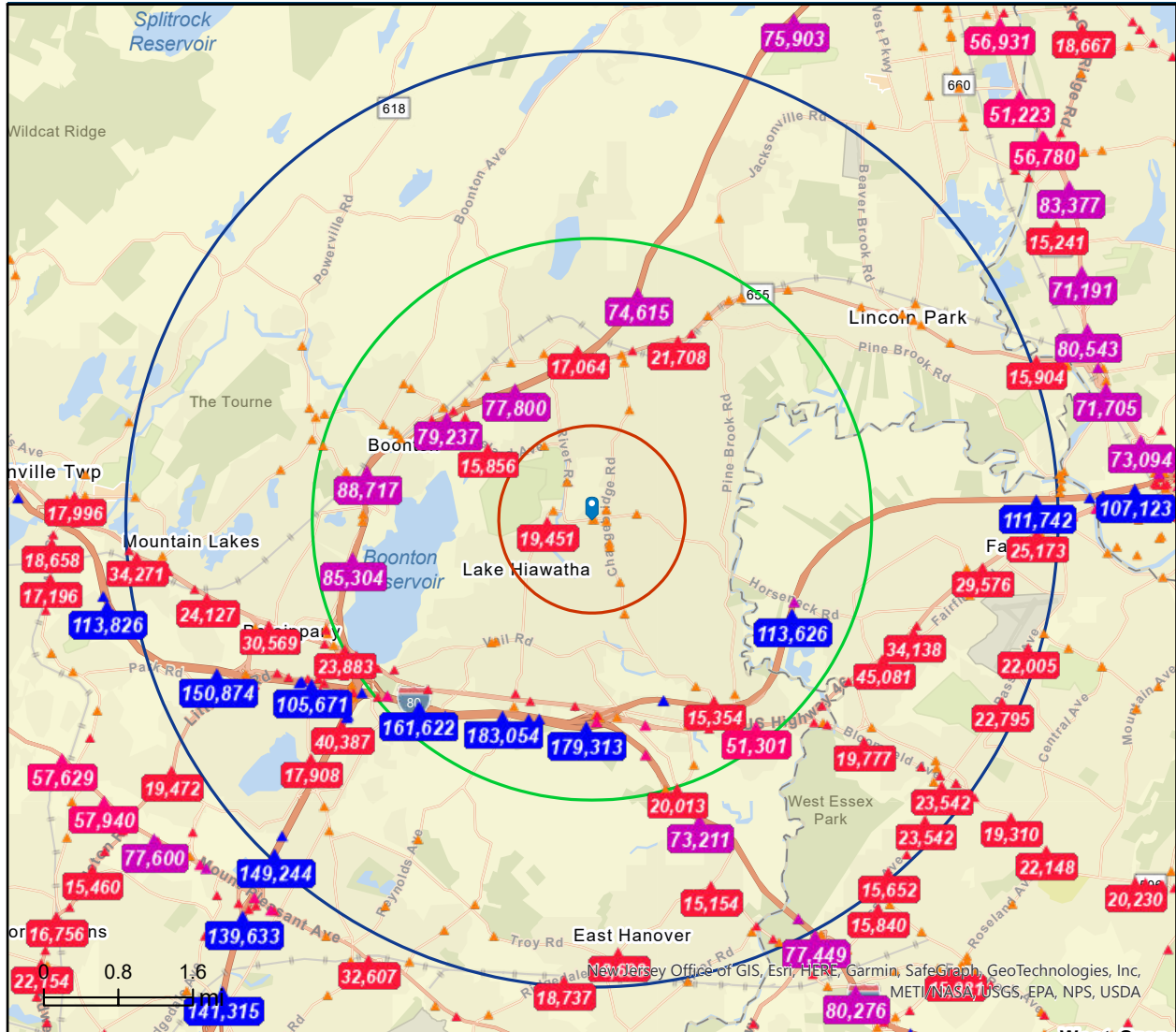
# 151 River Road

## Zoning I -1B

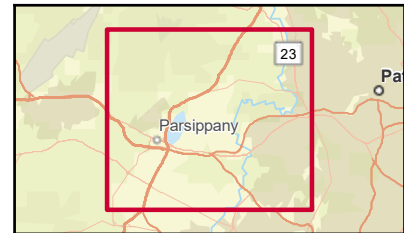
Warehousing  
Manufacturing, fabrication, packaging and treatment of products  
Banks and financial institutions including banks with drive-through facilities  
Offices for business professional and administrative purposes  
Medical clinics and laboratories  
Indoor tennis, racquetball and similar court sports  
Wholesale distribution centers  
Health and fitness centers  
Greenhouse and garden centers  
Printing and duplicating  
Computer and data processing centers  
Laboratories for research, design and experimentation  
Moving and storage operations  
Public Parks and recreation facilities  
Municipal buildings  
Public utility installations and facilities  
Non-profit clubs' lodges, civic and fraternal organizations  
Agriculture and farming  
Child-care centers  
Assisted living facilities  
Nursing home  
Residential health care facilities  
Hospitals  
Places of Worship  
Wireless telecommunications towers

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## Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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## Key Facts

