



INDUSTRIAL PROPERTY

FOR LEASE

±10,700 SF SUITABLE FOR CONTRACTORS/LANDSCAPERS/LIGHT WAREHOUSING

260 Tennent Road, Morganville, NJ 07751

For More Information, Contact the Exclusive Brokers

JOHN LONGO

Senior Sales Associate

jlongo@blauberg.com

973.379.6644 x129



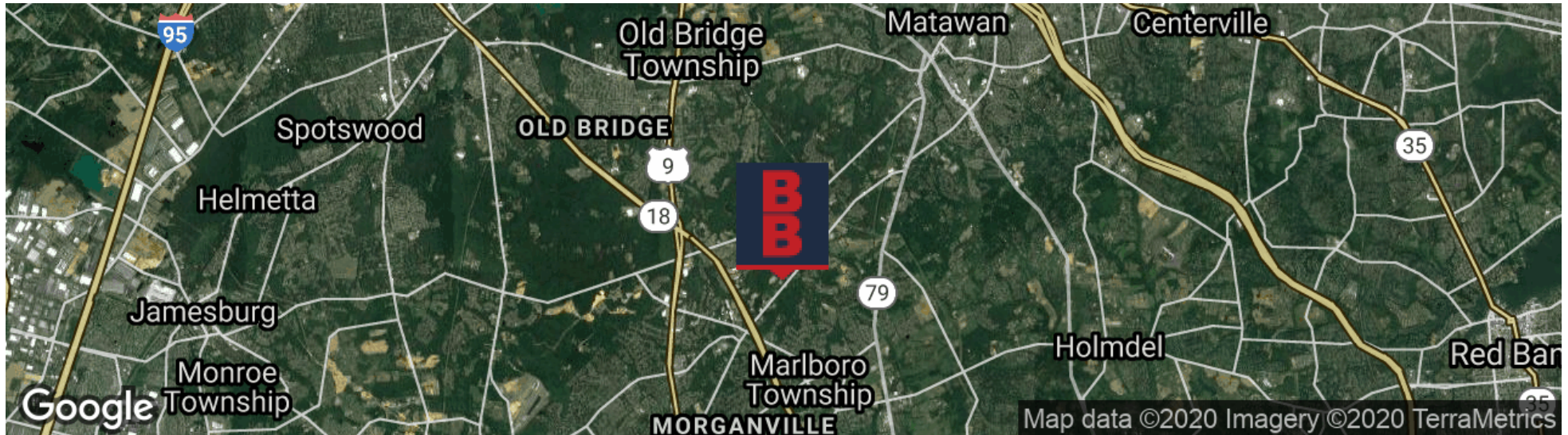
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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**PROPERTY DESCRIPTION**

Building 1: ±6,700 SF (±5,500 Warehouse and ±1,200 SF Office)

1 Loading Dock and 1 Drive-In Door

Ceiling Height from 6' to 8'

Office Has Central Air and Heat

Building 2: ±4,000 SF Aluminum Quonset Hut

2 Cross Drive-In Doors

Ceiling Height 13' to 17'

Fully Alarmed

Additional Storage

8 Fully Alarmed Trailers from 40' to 48'

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	4,000 + 6,700 SF
Lot Size:	10 Acres
Building Size:	10,700 SF
Taxes:	\$12,000

SPACES	LEASE RATE	SPACE SIZE
Building 1	Call for Pricing	6,700 SF
Building 2	Call for Pricing	4,000 SF

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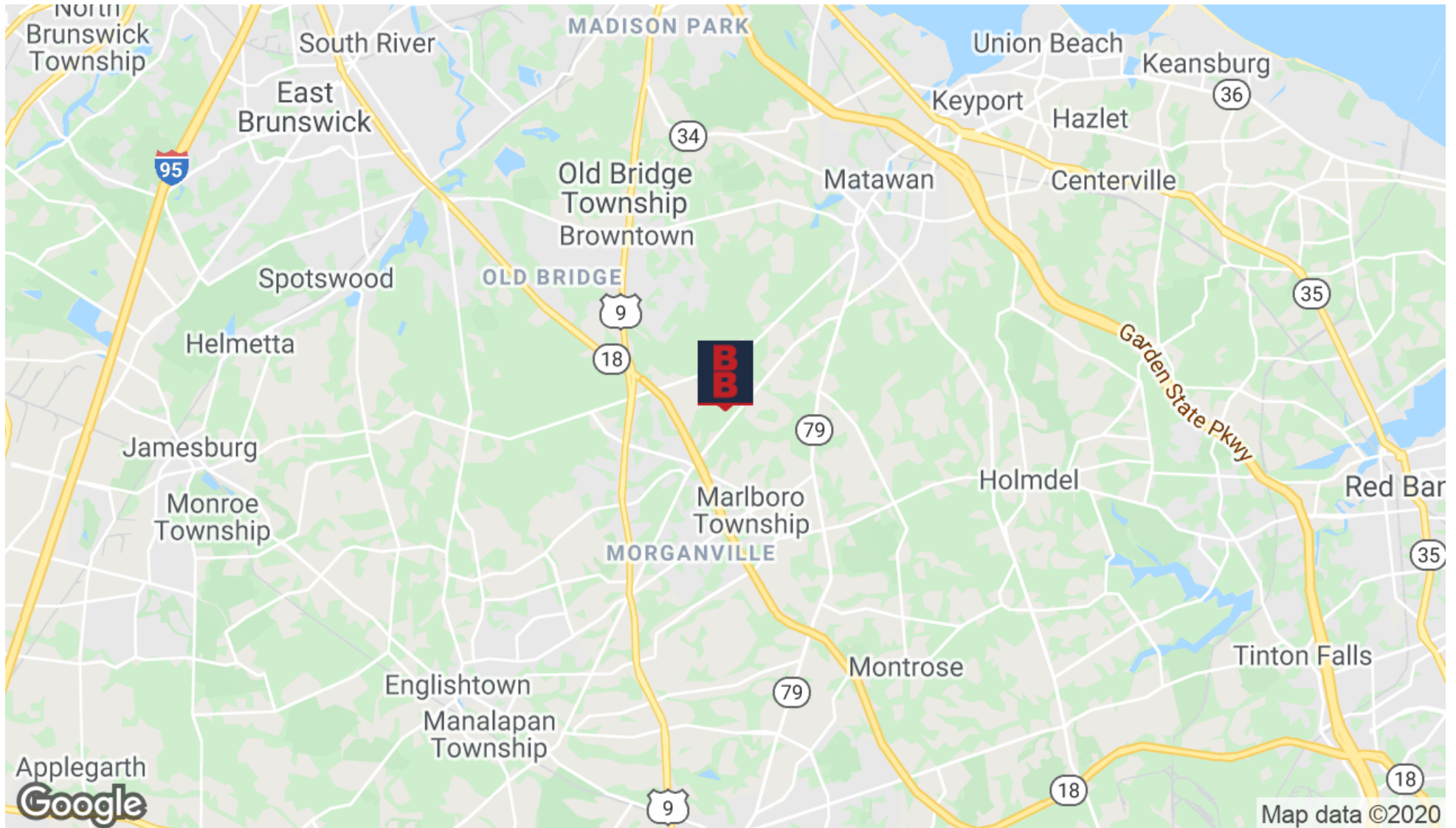
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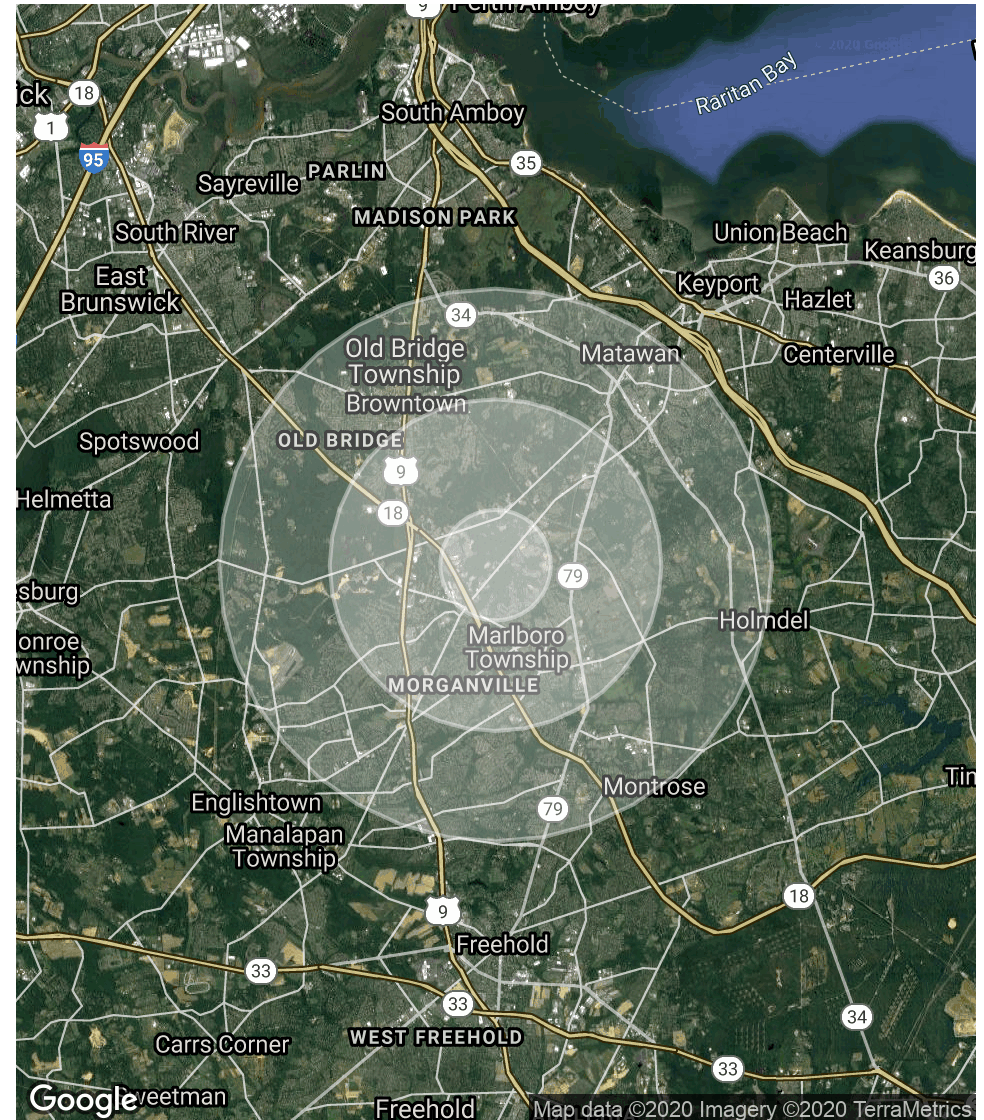
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,712	43,001	128,678
Average age	38.5	40.7	40.9
Average age (Male)	39.6	40.7	40.3
Average age (Female)	38.1	40.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,539	14,174	43,750
# of persons per HH	3.1	3.0	2.9
Average HH income	\$153,001	\$148,232	\$128,453
Average house value	\$513,388	\$507,176	\$483,347

* Demographic data derived from 2010 US Census



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Direct: 973.379.6644 x129 | Cell: 908.803.1876

PROFESSIONAL BACKGROUND

John, Sales Associate for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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