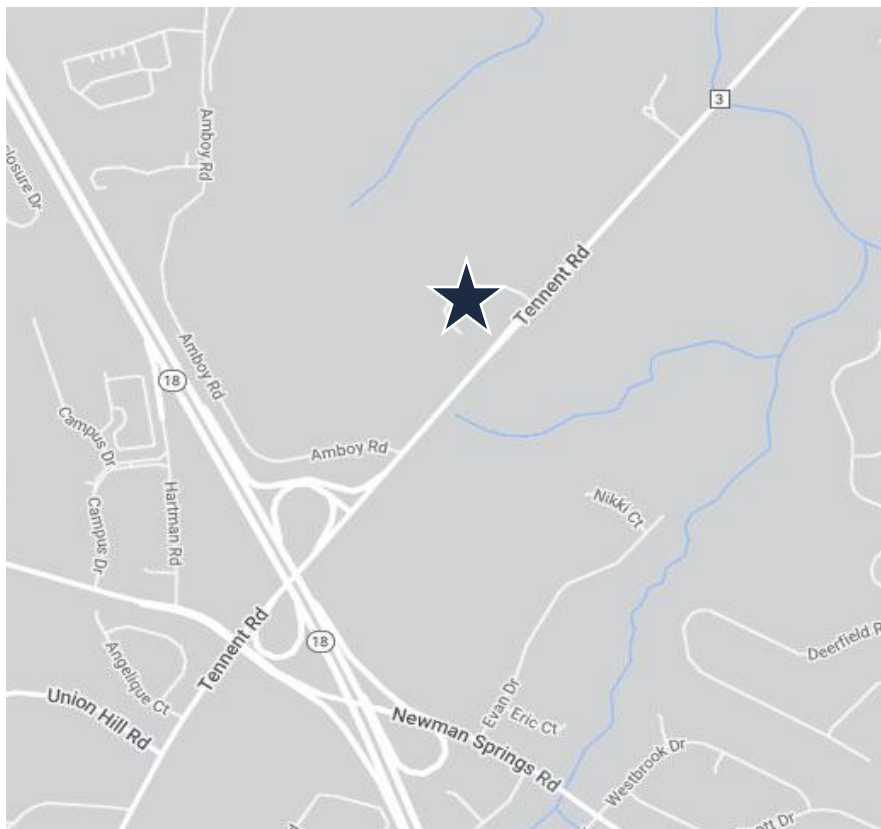


Newly Renovated – Open Floor Plan  
±8,500 SF Office/Commercial Space for Lease  
Lease Rate Reduced



## Specifications

### Property Highlights

- Total Bldg Size: ±10,169 SF
- Available: ±8,500 SF (±5,000 SF and ±3,570 SF)
- Parking: 54 Spaces
- Zone: Industrial Office Research

### Comments

- Newly renovated office/commercial space to open floor plan
- ideal for professional offices, light manufacturing, fabrication, research/testing lab, dance/music school, etc.
- Located in the Commercial Court Business Park
- 6 minutes to Marlboro shopping, banking, major restaurants and retailers

### Accessibility

- Ideal Location with Easy Access to Routes 9, 18 and GSP
- 1 Minute to Route 18
- 7 Minutes to Route 9
- 14 Minutes to GSP Exit 120

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 LEASE | 207 COMMERCIAL COURT | MORGANVILLE, NJ**

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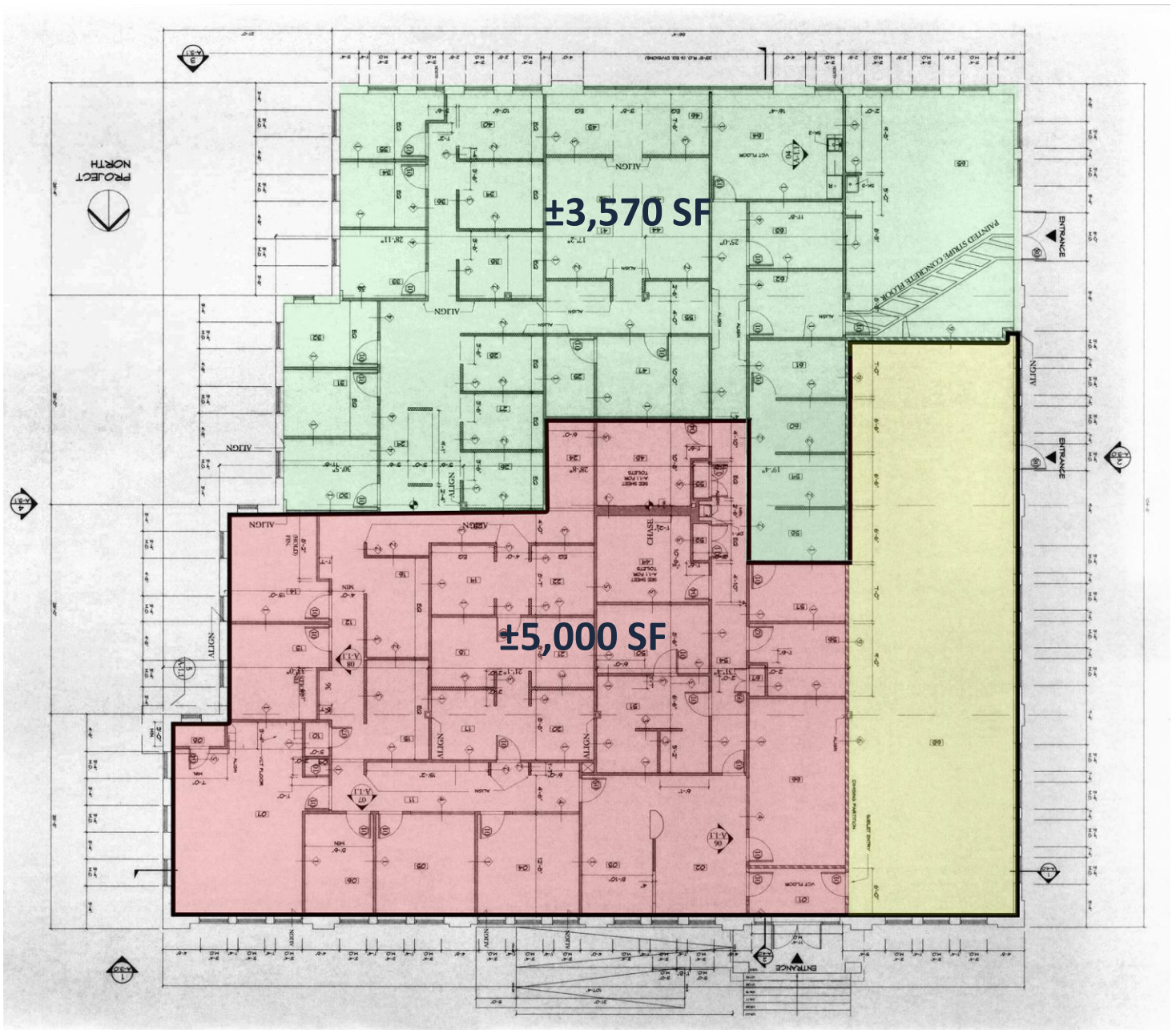
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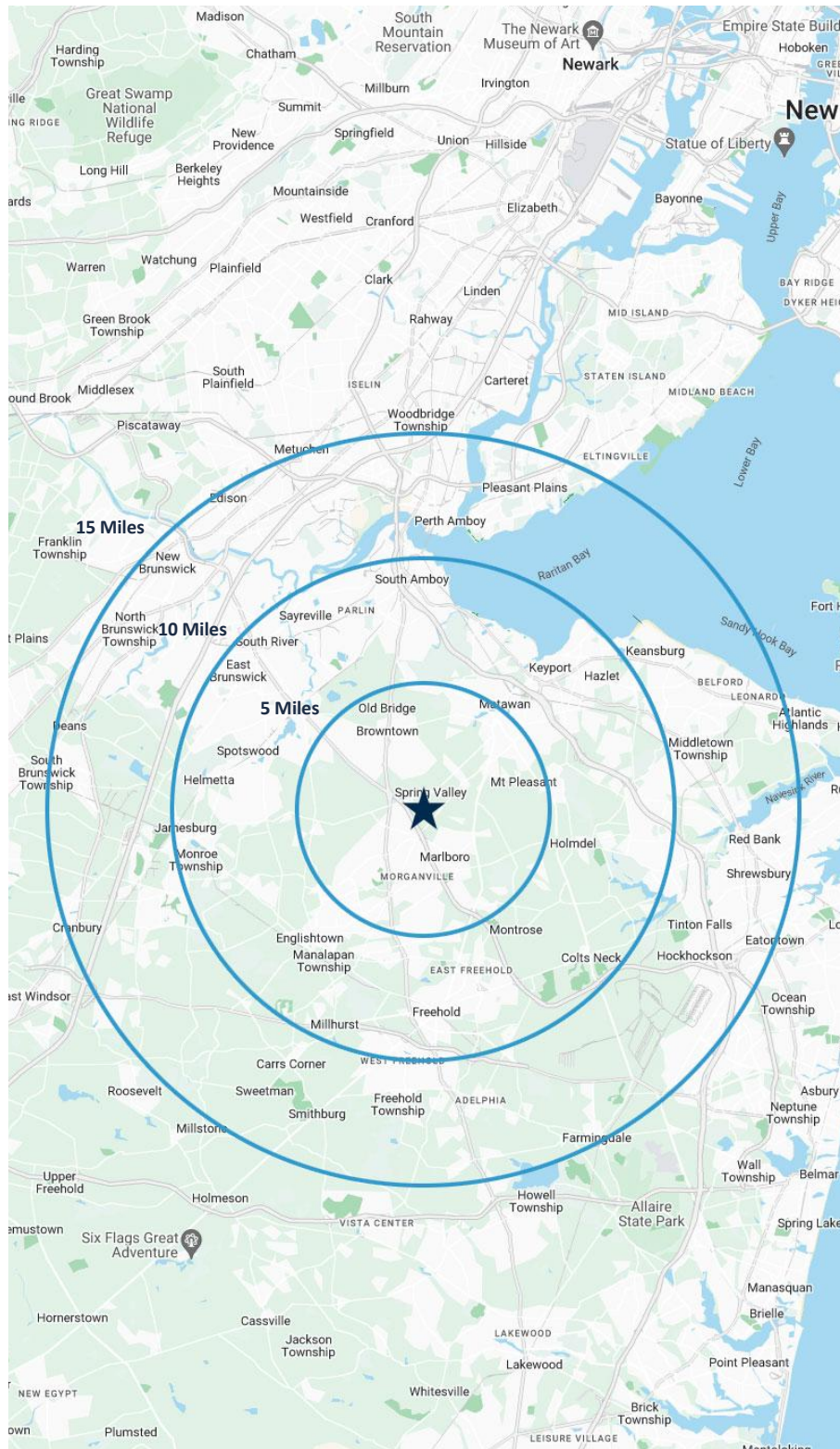




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## 5 MILES

- Total Population: 127,736
- Households: 45,791
- Median Household Income: \$150,905
- Average Household Size: 2.8
- Transportation to Work: 65,175
- Labor Force: 104,260

## 10 MILES

- Total Population: 483,534
- Households: 180,231
- Median Household Income: \$131,178
- Average Household Size: 2.7
- Transportation to Work: 245,869
- Labor Force: 396,002

## 15 MILES

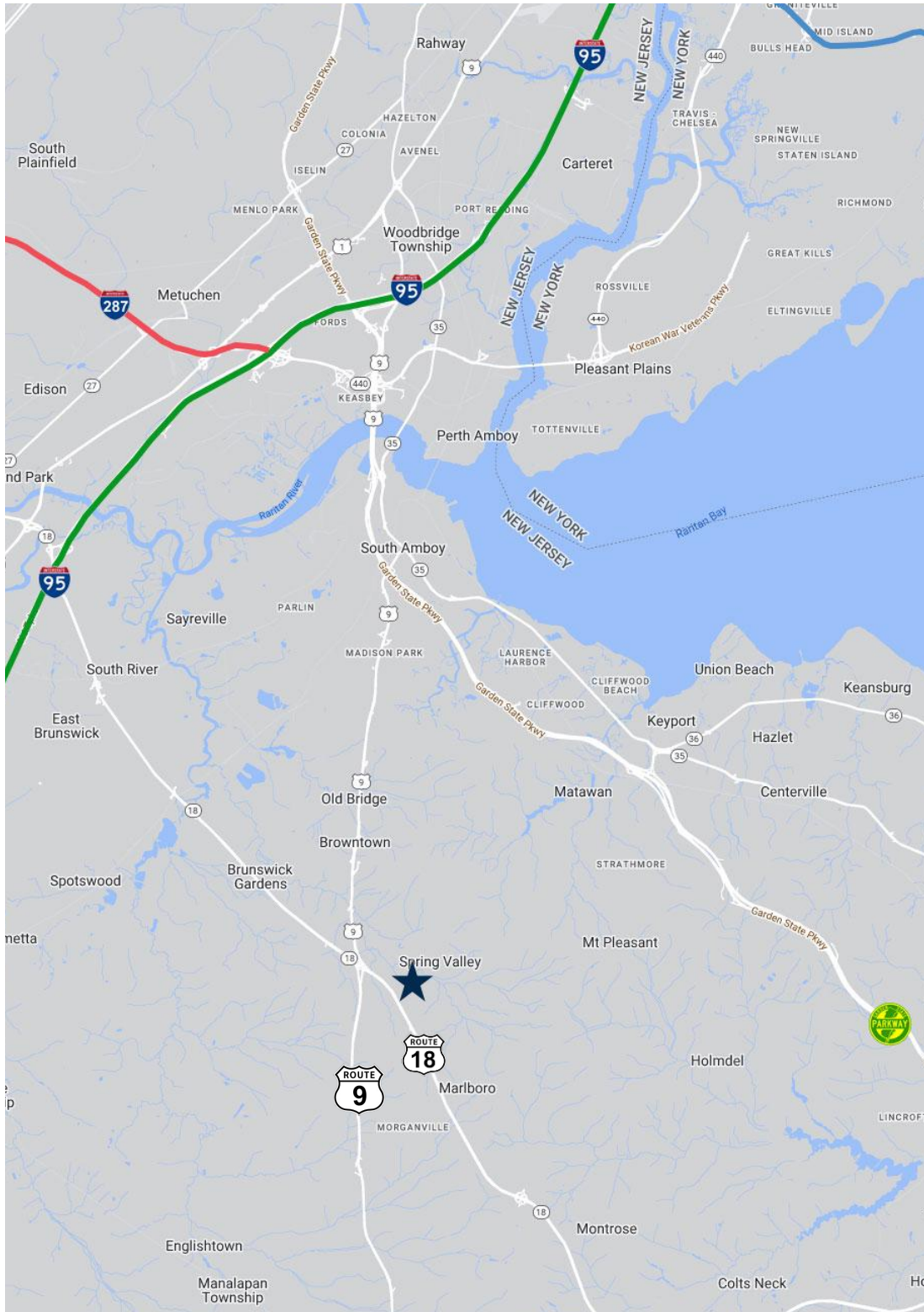
- Total Population: 1.26M
- Households: 459,845
- Median Household Income: \$123,604
- Average Household Size: 2.7
- Transportation to Work: 632,717
- Labor Force: 1.03M

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## ACCESSIBILITY



0.1 MI  
Route 3



2.0 MI  
Route 9



15.5 MI  
I-287



15.9 MI  
Route 33



16.5 MI  
I-95 Exit 8



28.3 MI  
Newark Airport

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