



Specifications

±34,000 SF BUILDING SIZE	±2,000 – 9,500 SF AVAILABLE
±31,400 SF INDUSTRIAL	Metal CONSTRUCTION
±2,600 SF OFFICE	1 DI LOADING
1,325A / 277 480V 3P Heavy POWER	20 Surface Spaces Covered Available PARKING
12' CEILING HEIGHT	±3.31 AC LOT SIZE
\$126,065 TAXES (2025)	
I2 ZONING	
2.7 Miles to Route 202 3.8 Miles to I-287 Exit 47 5.3 Miles to Route 23 ACCESSIBILITY	

For additional property information or to arrange an inspection, please contact the following brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com

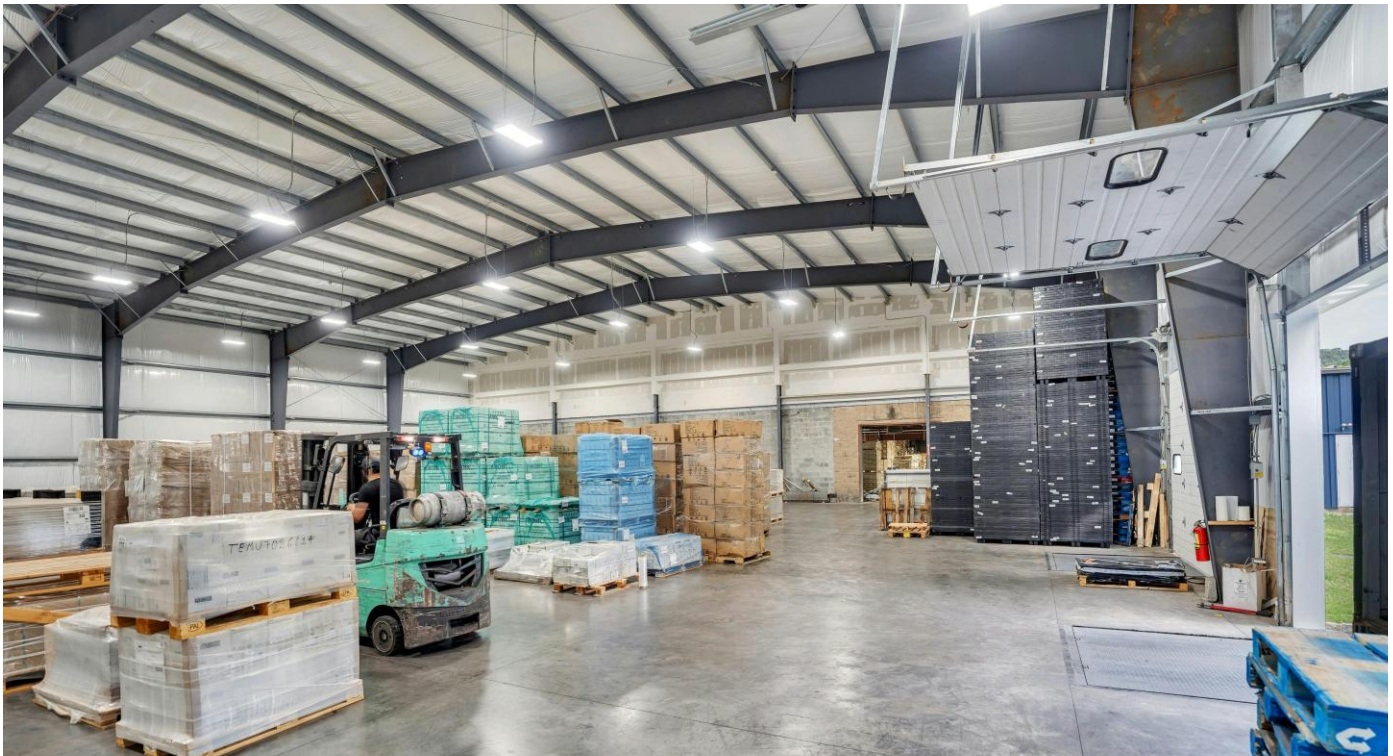
FOR LEASE | 5 MARS COURT | MONTVILLE, NJ



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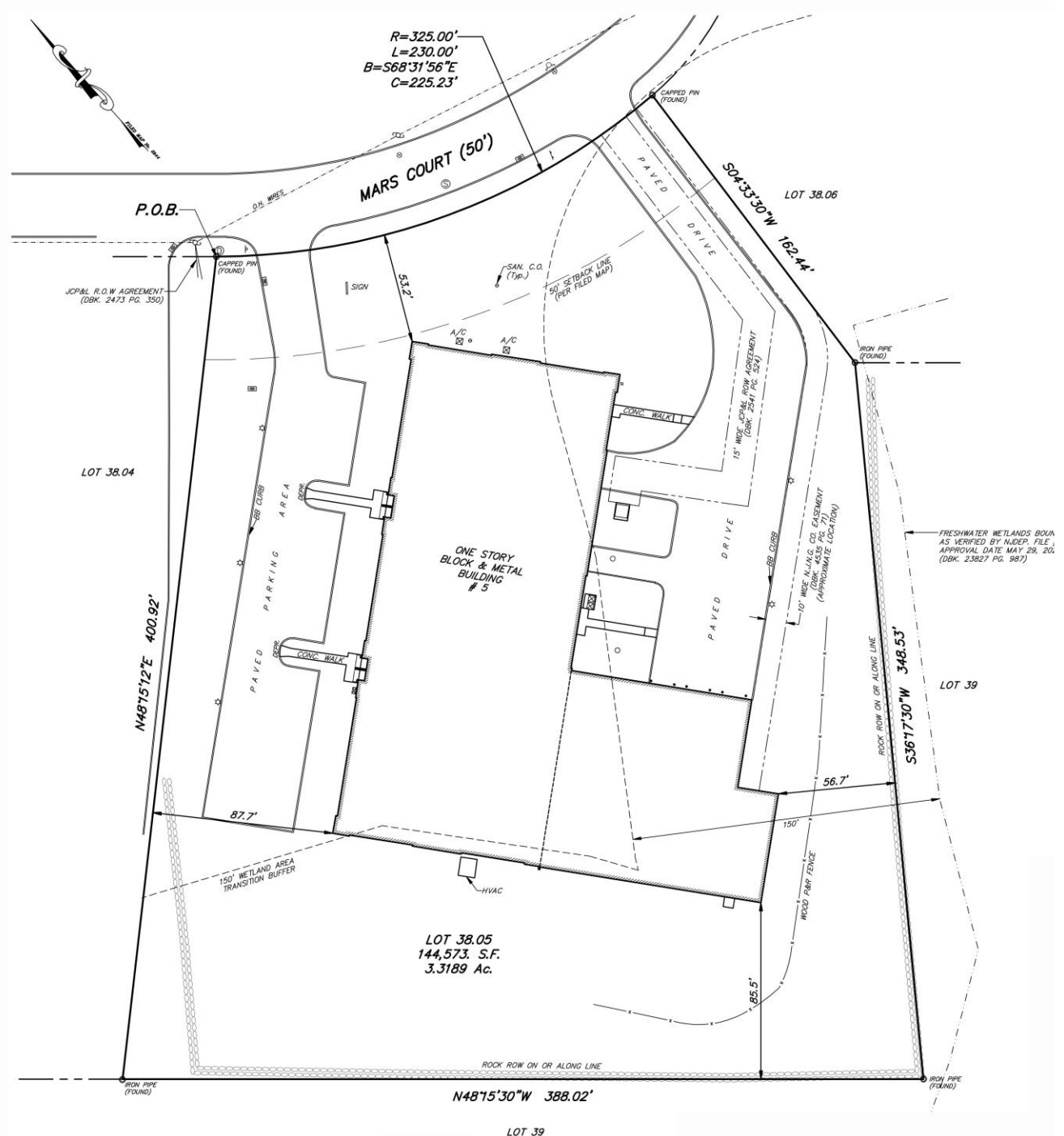
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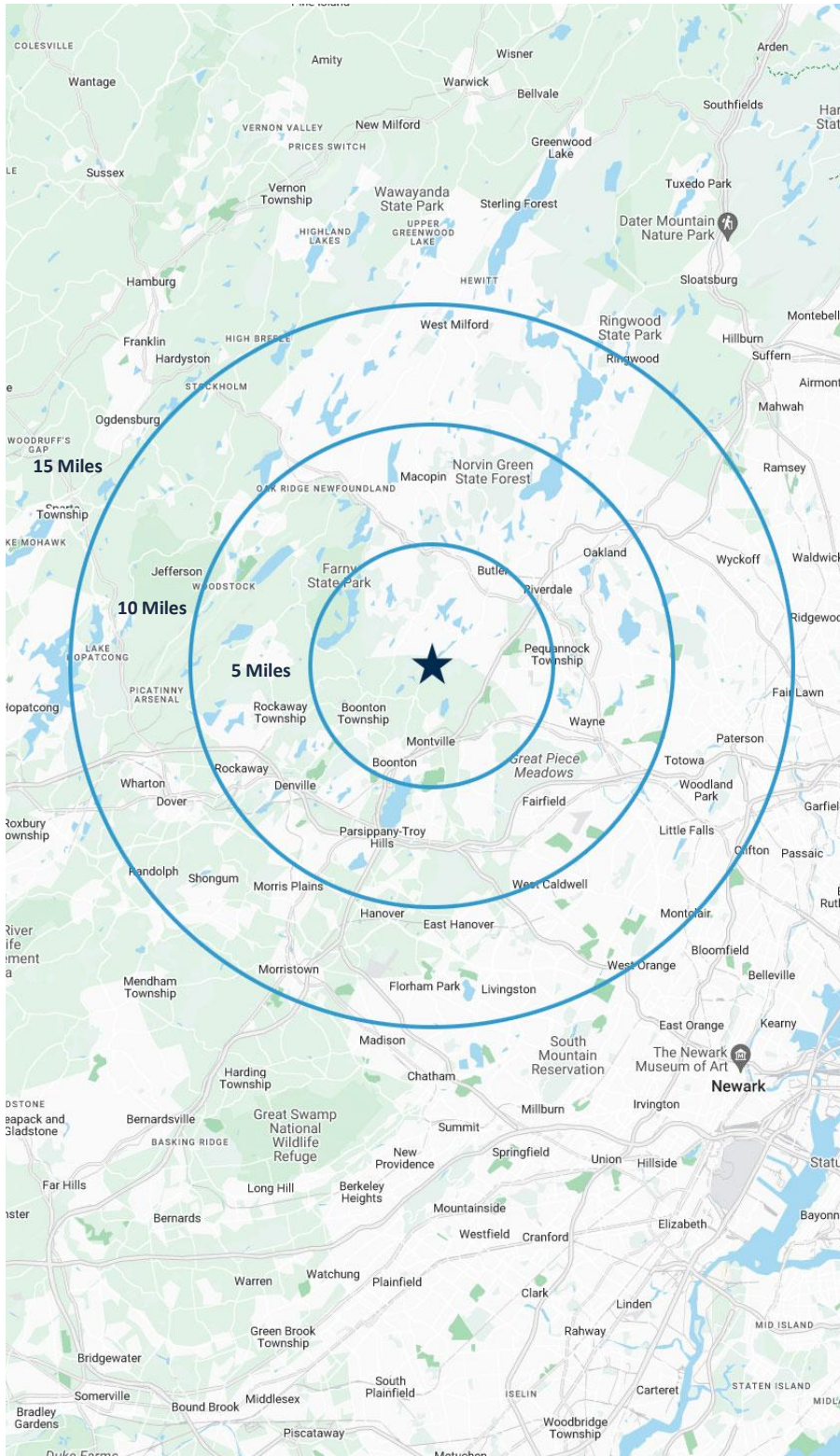
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5 MILES

- Total Population: 90,629
- Households: 34,665
- Median Household Income: \$146,684
- Average Household Size: 2.6
- Transportation to Work: 49,256
- Labor Force: 74,893

10 MILES

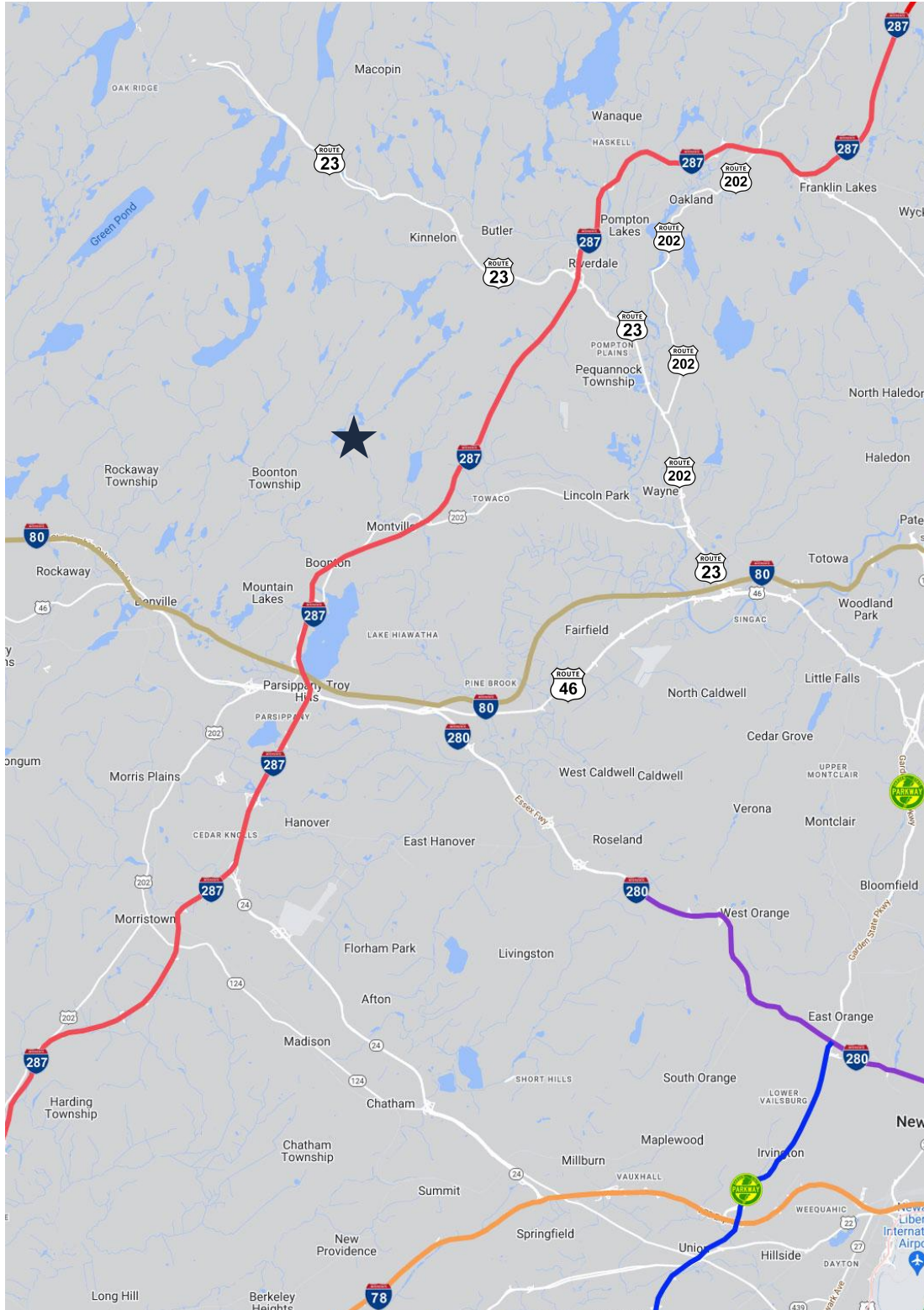
- Total Population: 415,223
- Households: 156,345
- Median Household Income: \$141,676
- Average Household Size: 2.6
- Transportation to Work: 227,715
- Labor Force: 340,914

15 MILES

- Total Population: 1.42M
- Households: 519,341
- Median Household Income: \$133,168
- Average Household Size: 2.7
- Transportation to Work: 760,885
- Labor Force: 1.15M

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ACCESSIBILITY



2.7 MI
Route 202



3.8 MI
I-287 Exit 47



5.3 MI
Route 23



7.5 MI
Route 46



7.7 MI
I-80 Exit 38

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