

For Lease: Warehouse Flex Industrial Space

121 Campus Dr | Morganville, NJ 07751

AVAILABILITIES:

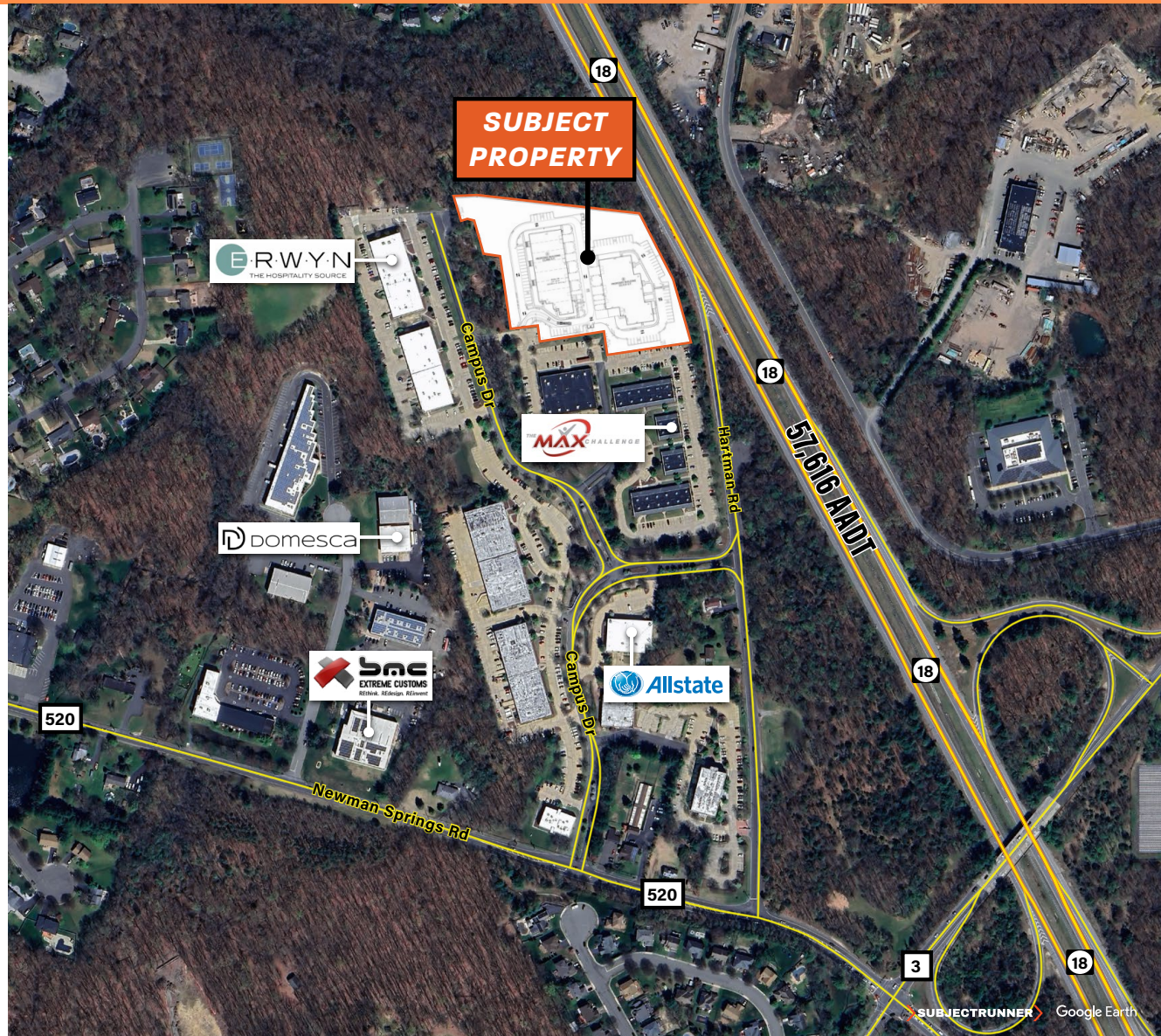
- **Building A: +/- 23,880 SF**
8 units Available (100' x 260')
- **Building B: +/- 22,419 SF**
7 units (100' x 210')

KEY HIGHLIGHTS

- **Delivery Date:** 4Q 2025
- **Minimum Space Configuration:**
3,000 SF (1,000 SF office – 2,000 SF warehouse)
- **Flexibility:** Units can be adjusted for more warehouse space than office space
- **Zoning Type:** IOR - Industrial Office Research
- **Parking:** 89 spaces available
- **Site Frontage:** 426 ft along NJ State Highway 18
- **Utilities:** Served by municipal water and sanitary sewer services
- **Ceiling Heights:** 19'
- **Bay Doors:** Each unit has a single drive-in bay door

ASKING RENT:

- **Rate:** \$17.50 PSF NNN



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AERIAL VIEW

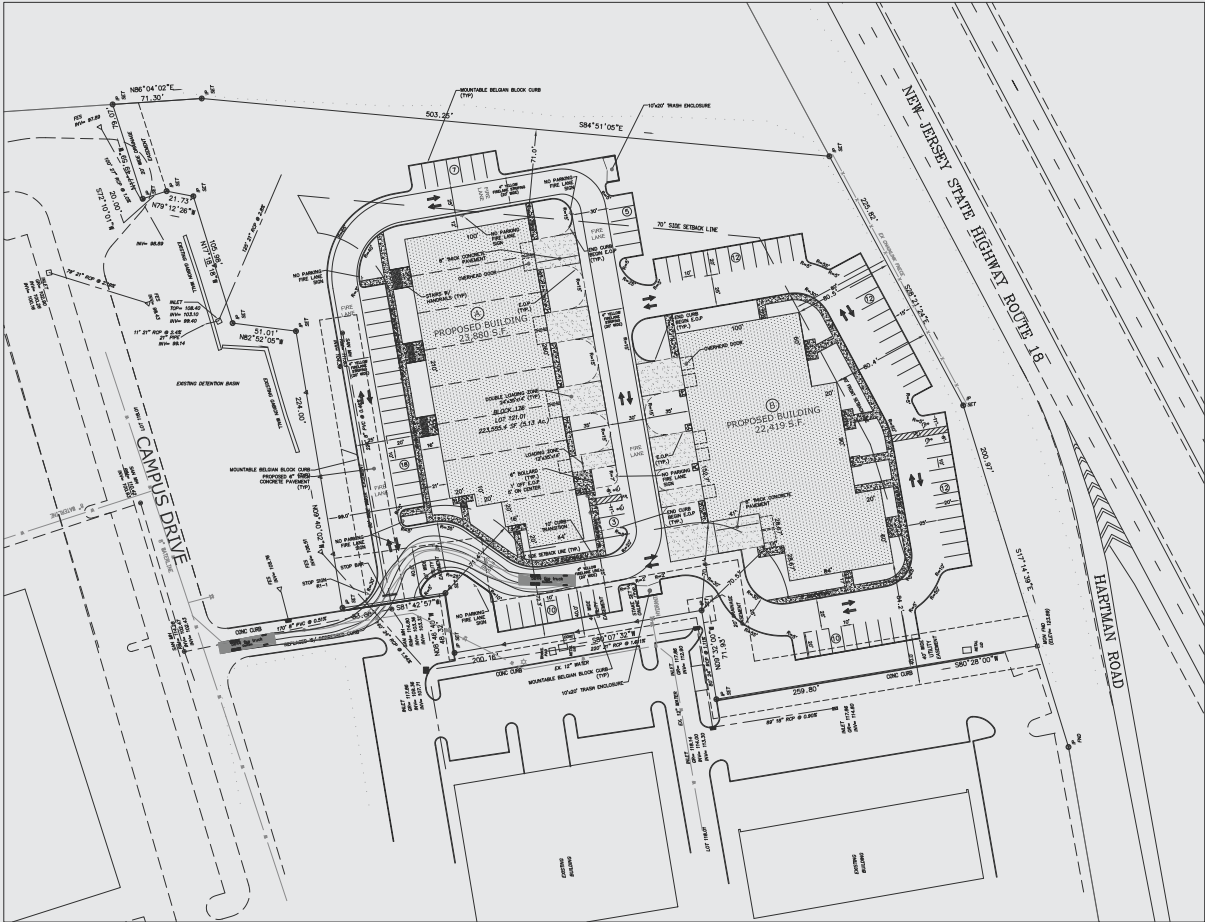


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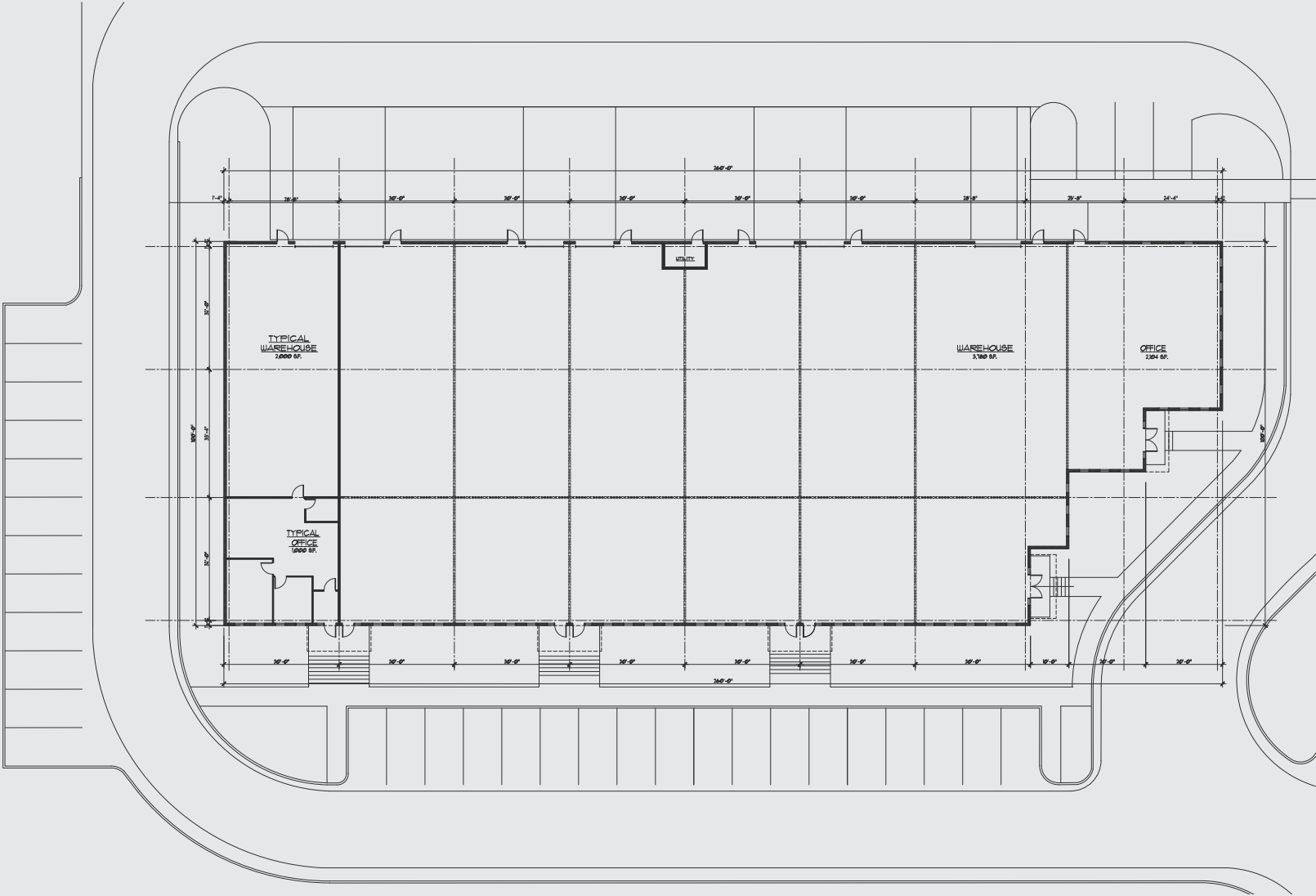
REGIONAL MAP



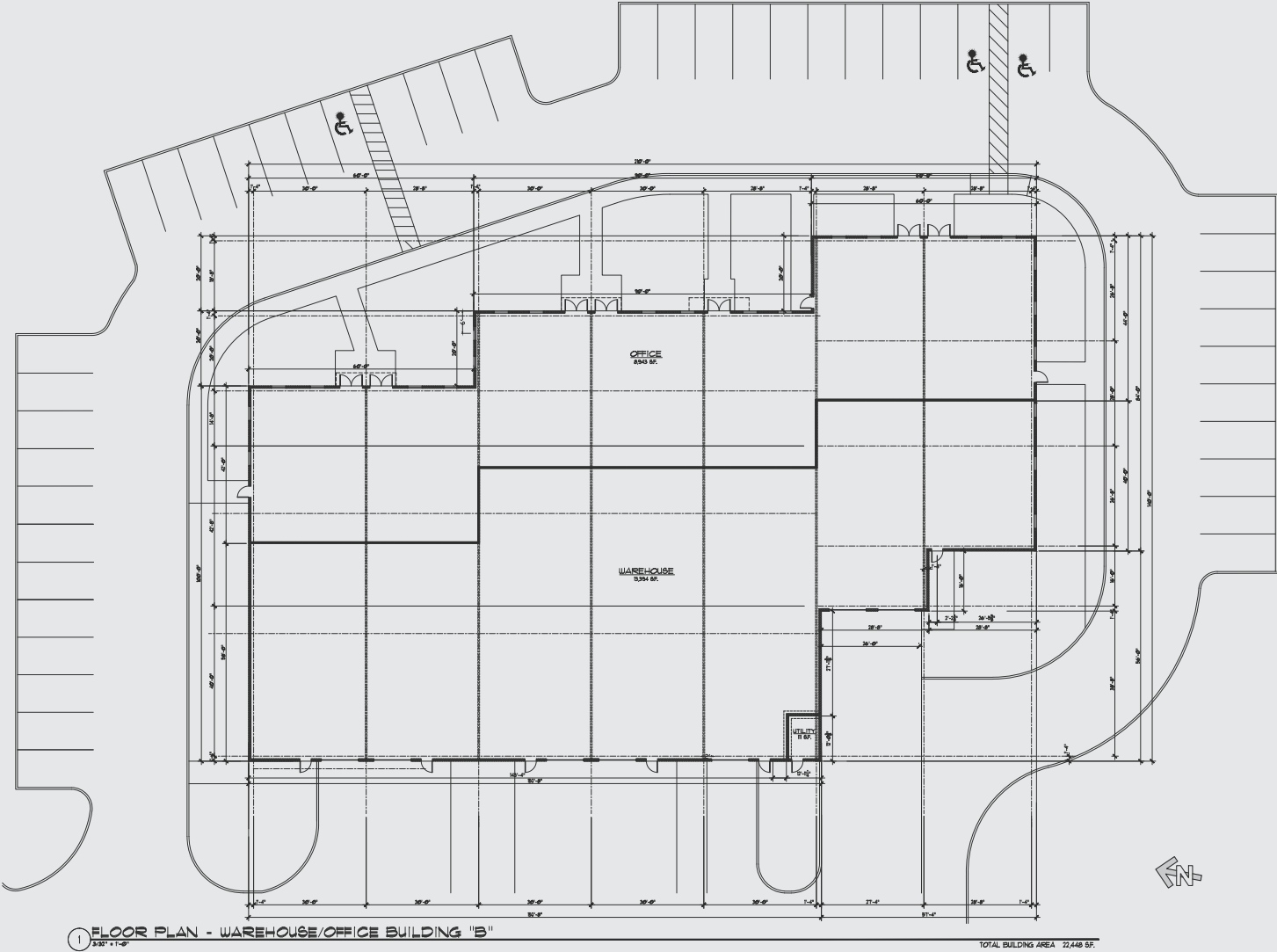
ELEVATION AND SITE PLAN



FLOOR PLAN - WAREHOUSE OFFICE BUILDING



FLOOR PLAN - WAREHOUSE OFFICE BUILDING B



FLOOR PLAN - 1ST FLOOR

