



## Recreational Space for Lease

Baseball • Soccer • Wrestling • Table Tennis • Taekwondo • Boxing • Weight Lifting

153 River Road

MONTVILLE, NJ 07045

**Available Space:** Unit # 1 & 2 - 3,876 TSF

**Zoning:** Zoning: I-1B

**Location:** Excellent location on River Road: 2.9 miles to Route 46; easy access to Routes 46, I-80, I-280, I-287, 202 & 10

**Details:**

- State-of-the-art Free Standing building
- On-site parking: +/- 88 spaces
- Ceiling height – 24'
- Join current tenants: pickleball, golf, basketball, volleyball, cheerleading, tumbling
- (2) 12 foot drive in doors
- Clear span - no columns
- 800 Amps / 3 phase
- Led lighting
- Sprinklers
- Storage
- Monument Signage

**Lease Rate:** Call for pricing

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**Maria Lima**

Vice President

973-864-0718 cell

[mlima@weichertcommercial.com](mailto:mlima@weichertcommercial.com)

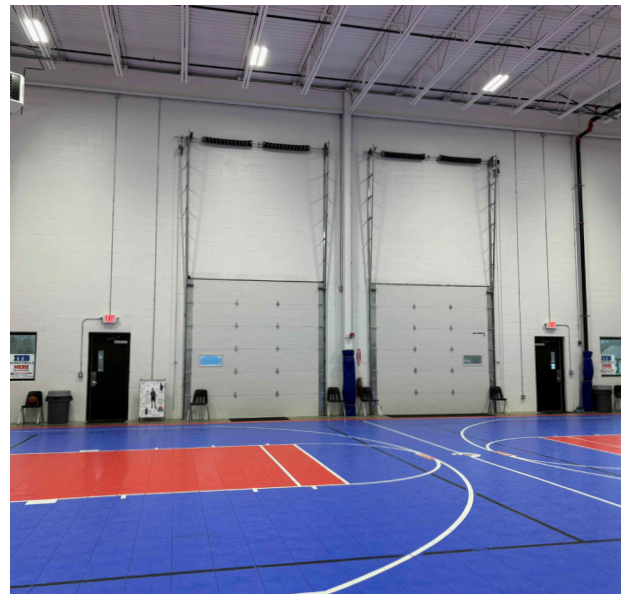
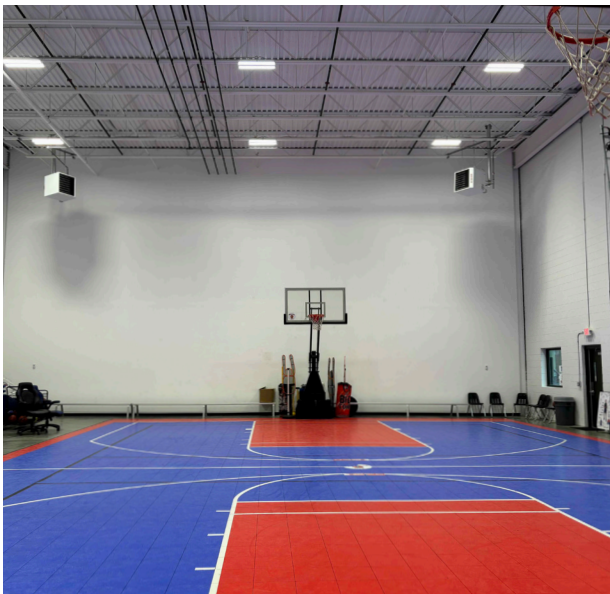
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# 153 River Road

## Photos



Unit #1 - 1,864 SF  
Unit #2 - 2,012 SF  
Unit #3 - 2,012 SF - Leased  
Unit #4 - 2,012 SF - Leased  
Unit #5 - 2,012 SF - Leased  
Unit #6 - 2,012 SF - Leased  
Unit #7 - 2,012 SF - Leased

Unit #8 - 2,012 SF - Leased  
Unit #9 - 2,012 SF - Leased  
Unit #10 - 2,012 SF - Leased  
Unit #11 - 2,780 SF - Leased  
Unit #12 - 2,800 SF - Leased  
Unit #13 - 2,760 SF - Leased

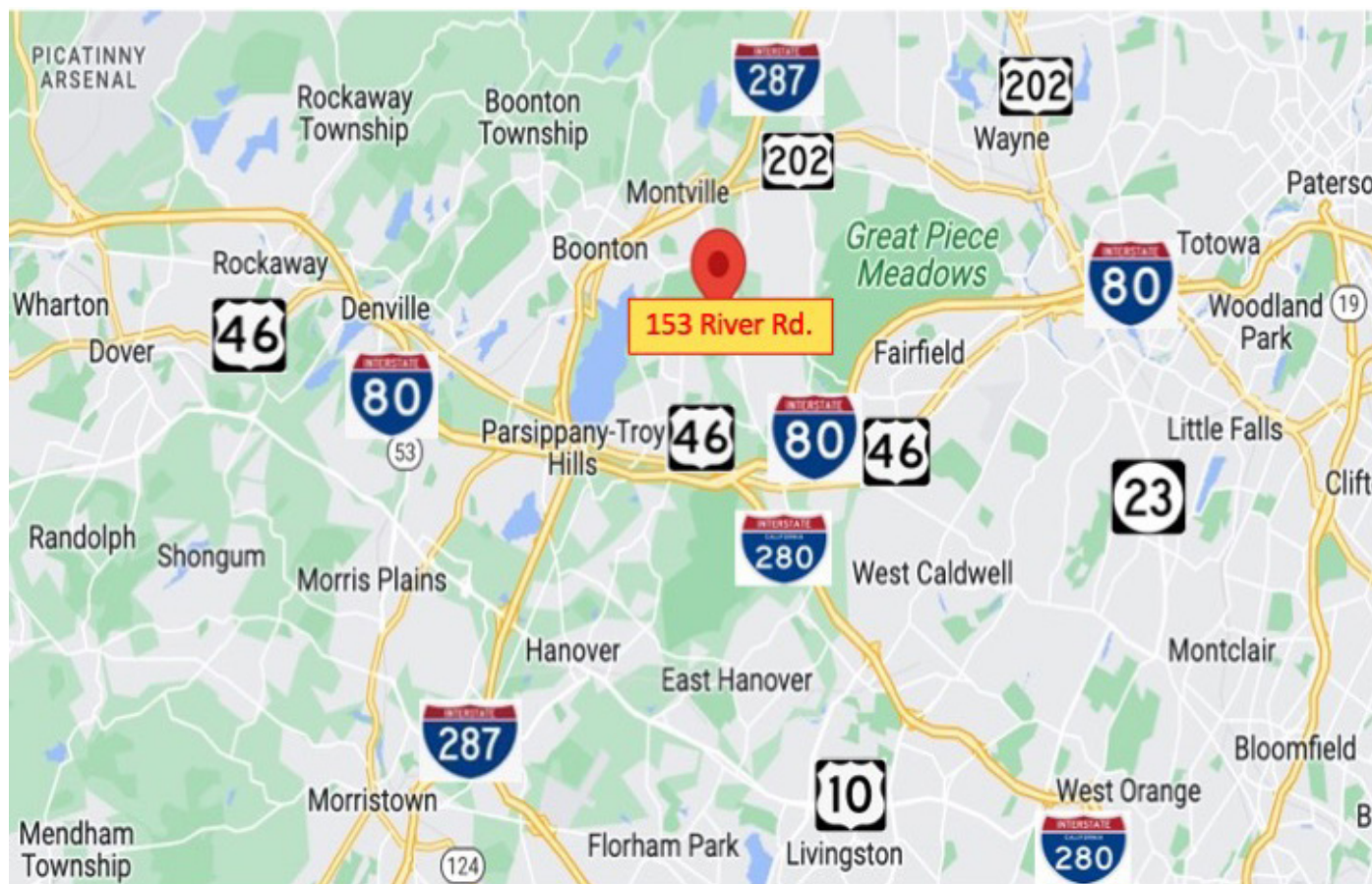
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# 153 River Road

## Map



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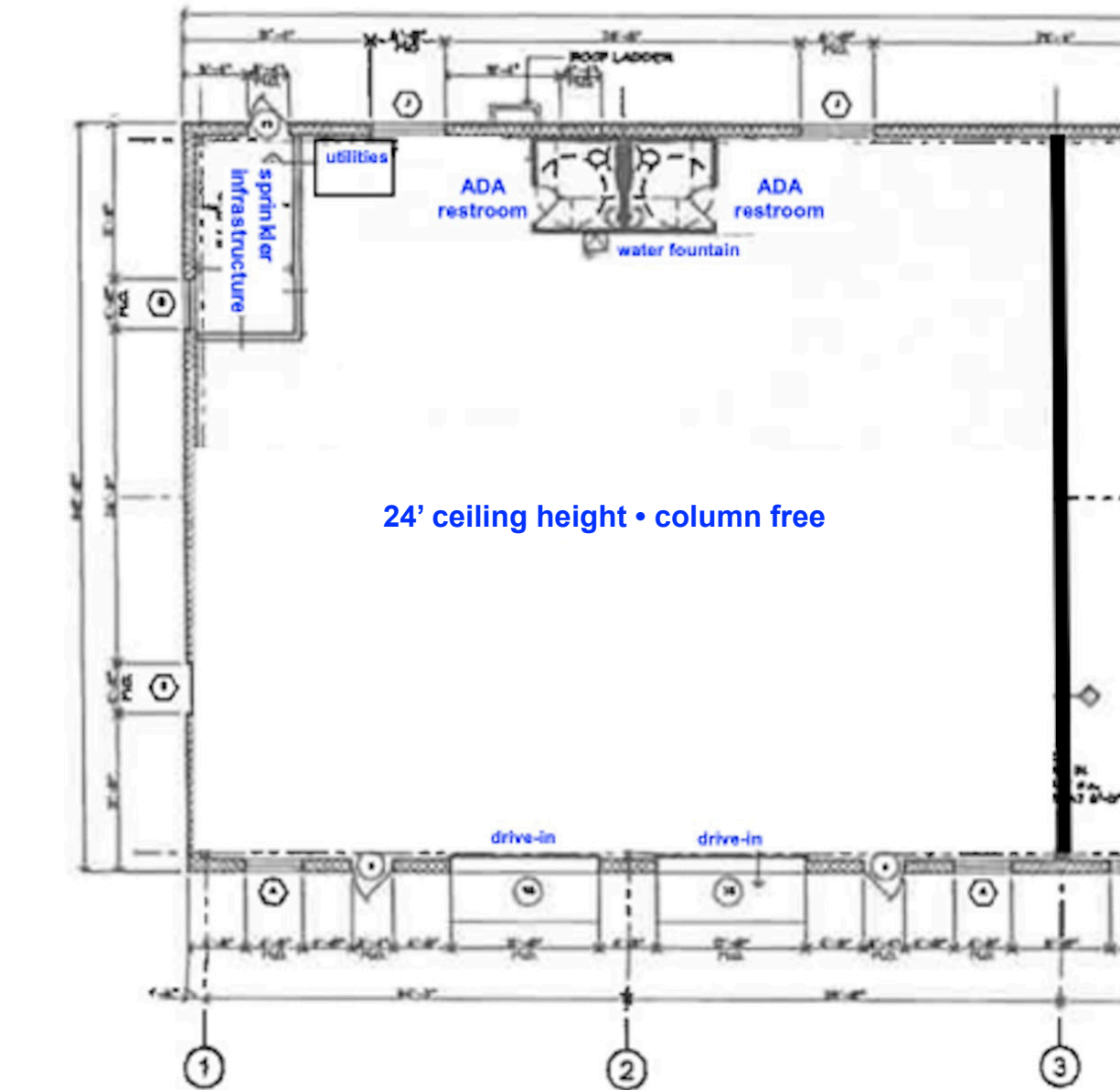
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## 153 River Road

153 River Road, Montville - Unit # 1 & 2 - 3,876 SF



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# 153 River Road

## Permitted Uses

Township of Montville

Zoning: I-1B

### PRINCIPAL PERMITTED USES:

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  
Manufacturing, fabrication, packaging and treatment of products (20)  
Laboratories for research, design and experimentation (20)  
Warehousing (22) (23)  
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 (25)  
Child-care centers (64)  
Assisted living facilities.  
Nursing home  
Residential health care facilities  
Hospitals  
Places of Worship (27)  
Wireless telecommunications towers (28)

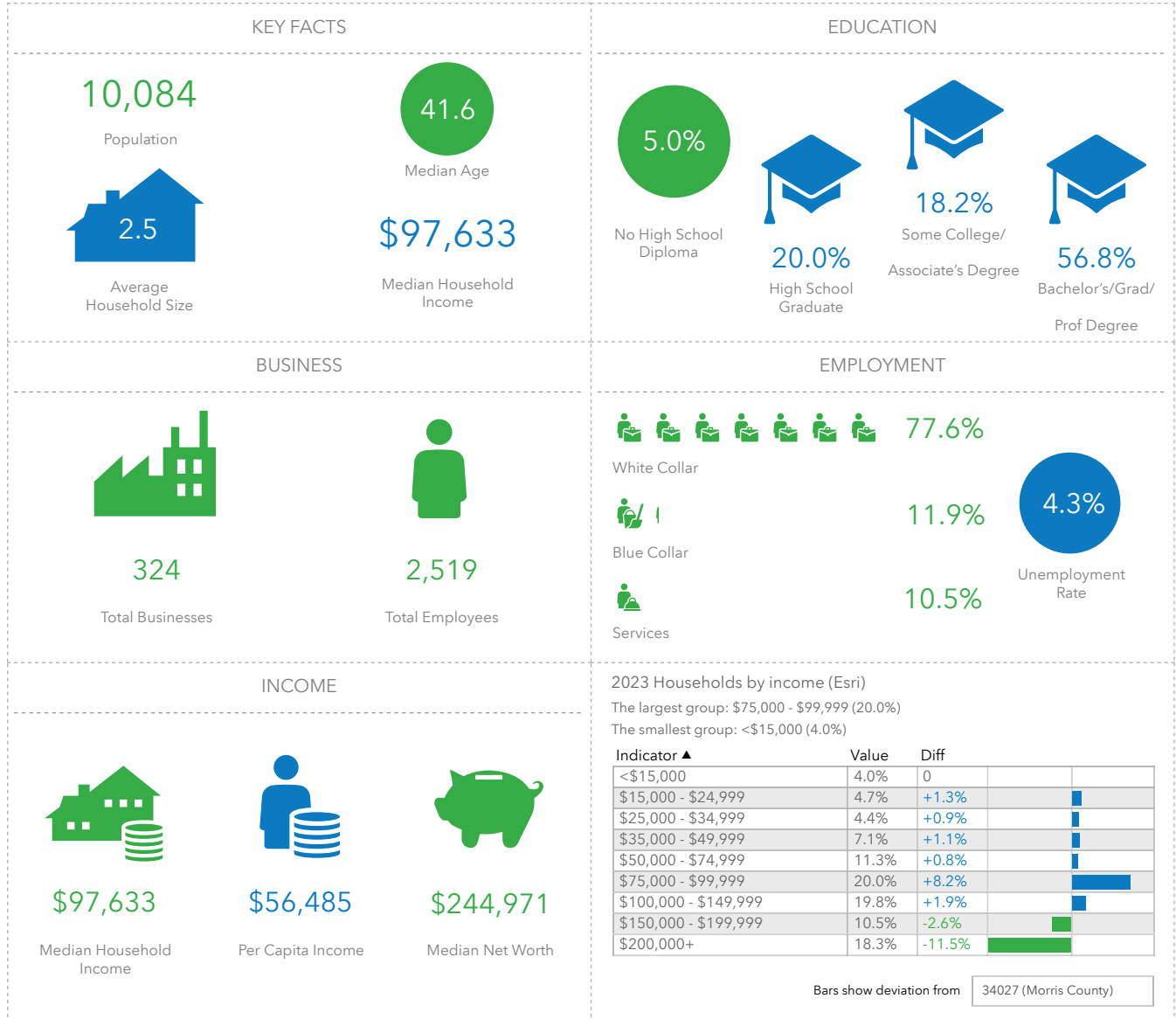
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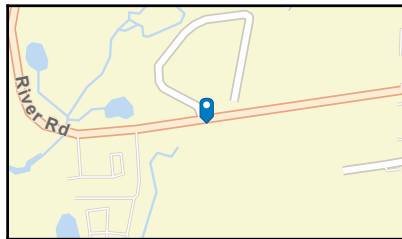
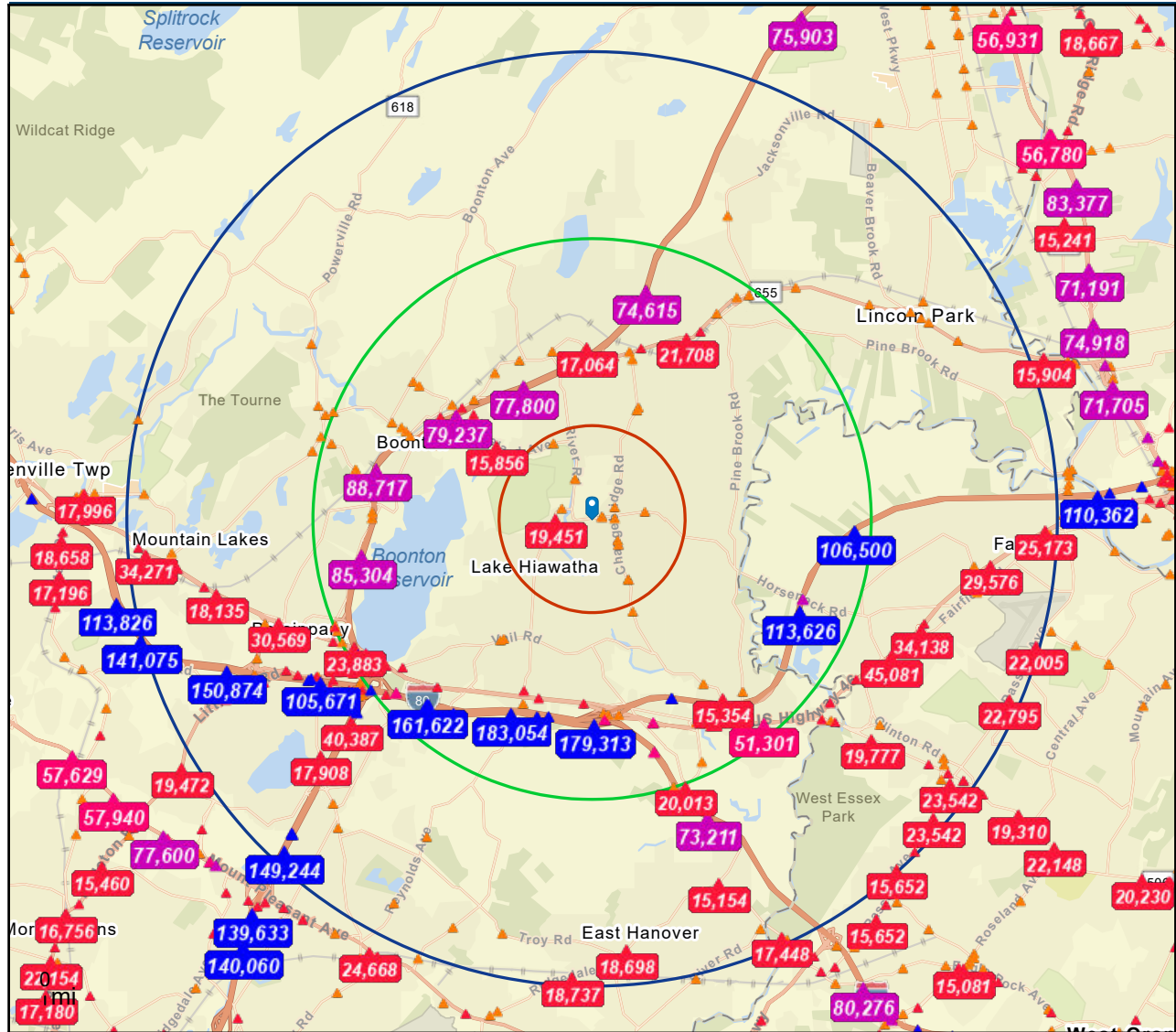
# 153 River Road

## Demographics



# 153 River Road

## 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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