



Property Highlights

- **Lot Size:** ±5 AC
- **Zoned** I-O-R
- **Currently Used as** Outside Storage/Truck Parking & Repair/Heavy Construction Yard
- **Setback Location:** Close to Rt 18, Rt 9 & GSP
- **24 Hour Operational Access**
- **Taxes:** \$38,058.11

Accessibility

- 0.9 MI to Route 18
- 2.8 MI to Route 9
- 5.8 MI Garden State Parkway Exit 117
- 8.9 MI Route 33

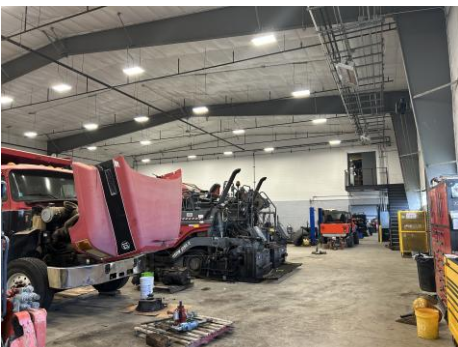
For additional property information or to arrange an inspection,
please contact the exclusive brokers:

John Longo
Senior Director
973.379.6644 x 129
JLongo@blauberg.com

Pat Clancy
Associate
973.379.6644 x 238
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Building Details

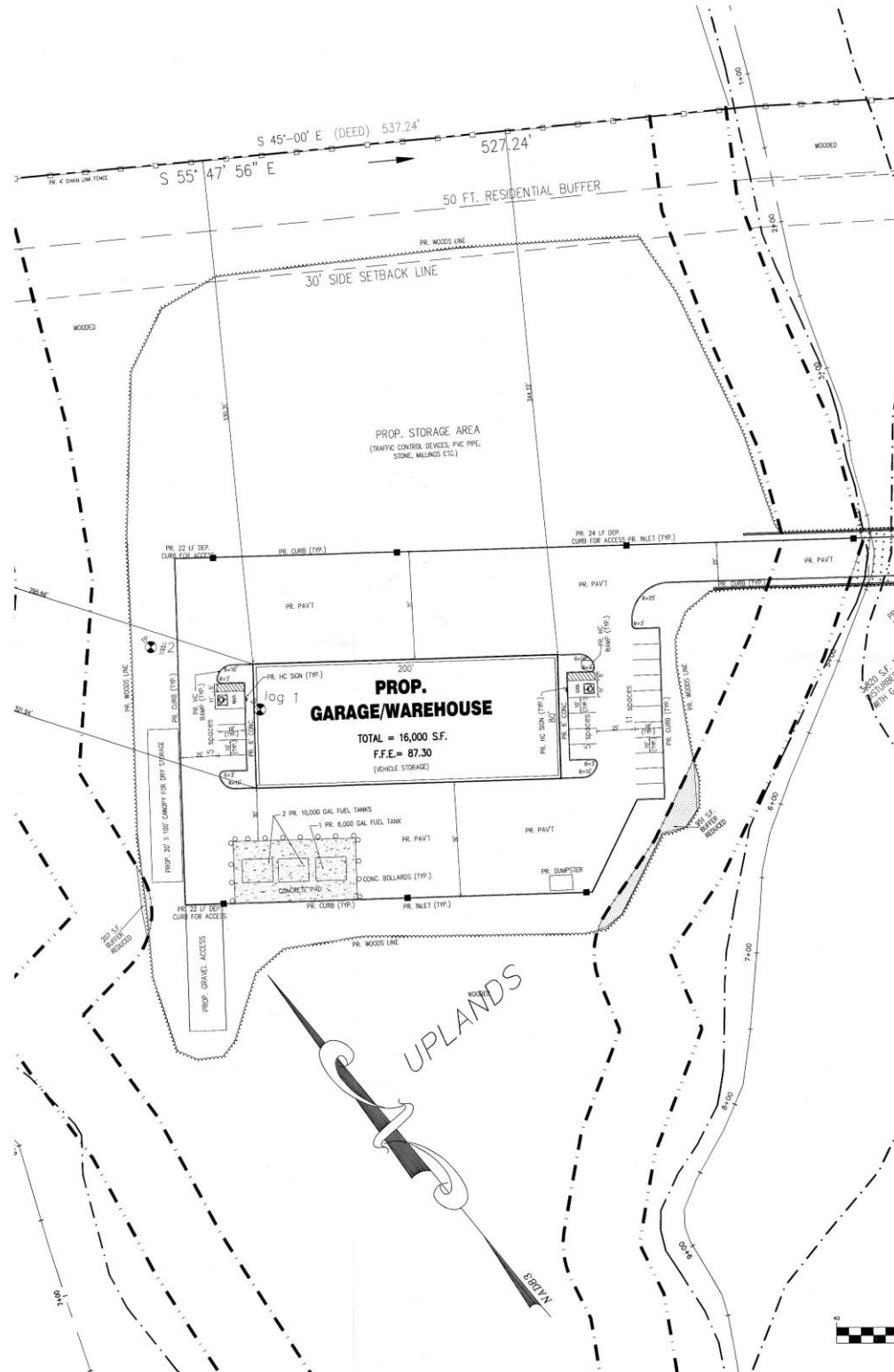
- **Size:** ±16,000 SF (80' x 200') + Mezzanine Storage Space
- **Construction:** Masonry and Steel
- **Ceiling Height:** 32'
- **Utilities:** City Water and Sewer
- **Offices:** Two 1,600 SF Offices (3,200 SF Total)
- **Basement:** ±1,600 SF
- **Loading:** Four (14' x 18') Overhead Doors – 2 Cross Doors
- **Sprinkler:** Wet System
- **Heat:** Gas Powered Central Air (Offices) and Infrared Heat
- **Comments:** 2 Separate Truck Repair Bays Plus Mobile Fuel Station



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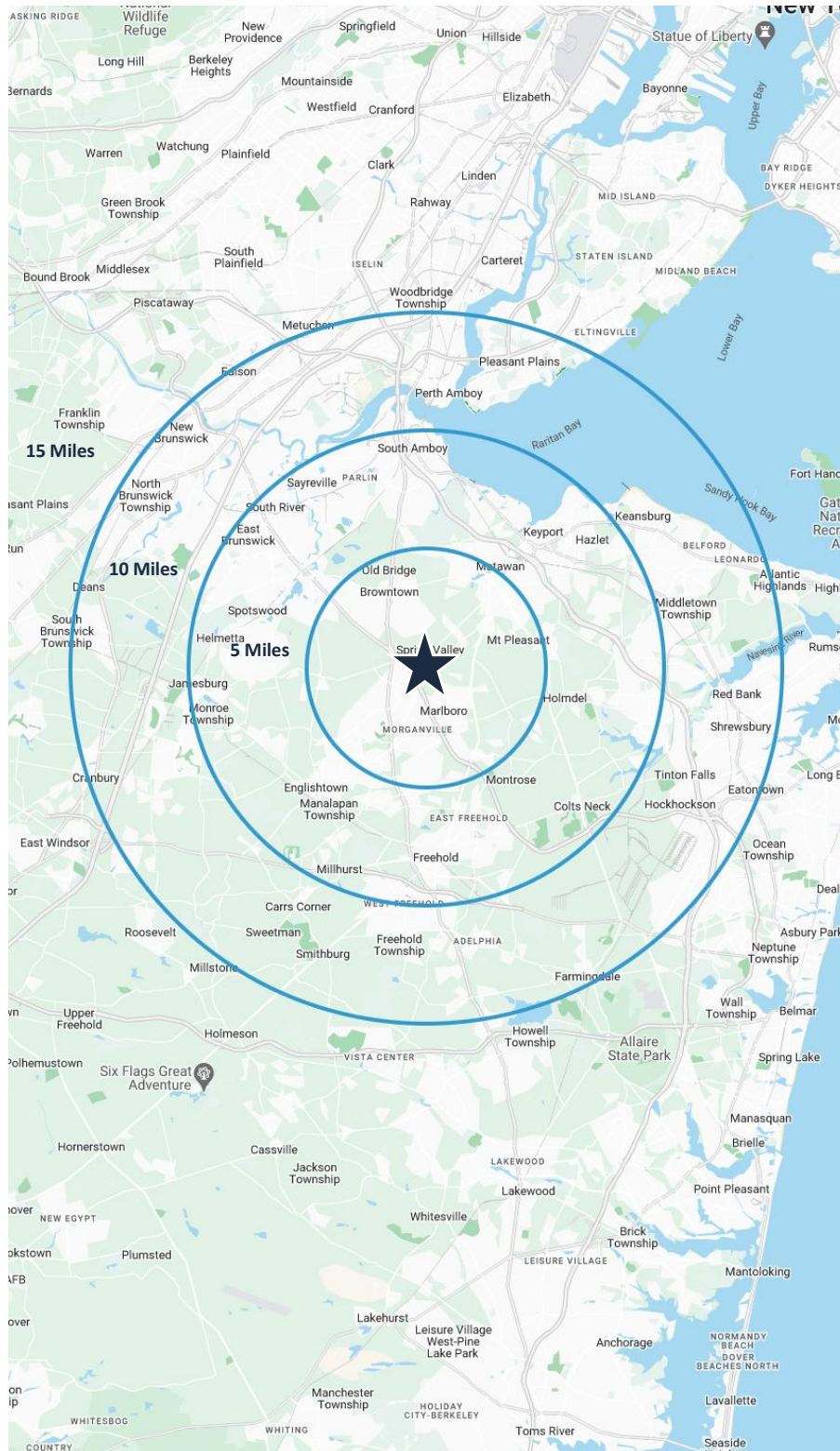


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FOR SALE | 270 TENNENT ROAD | MORGANVILLE (MARLBORO), NJ



5 MILES

- Total Population: 129,115
- Households: 46,709
- Median Household Income: \$153,098
- Average Household Size: 2.7
- Transportation to Work: 69,914
- Labor Force: 105,815

10 MILES

- Total Population: 490,189
- Households: 181,387
- Median Household Income: \$134,361
- Average Household Size: 2.7
- Transportation to Work: 263,342
- Labor Force: 400,148

15 MILES

- Total Population: 1.29M
- Households: 468,838
- Median Household Income: \$125,570
- Average Household Size: 2.7
- Transportation to Work: 680,395
- Labor Force: 1.05M

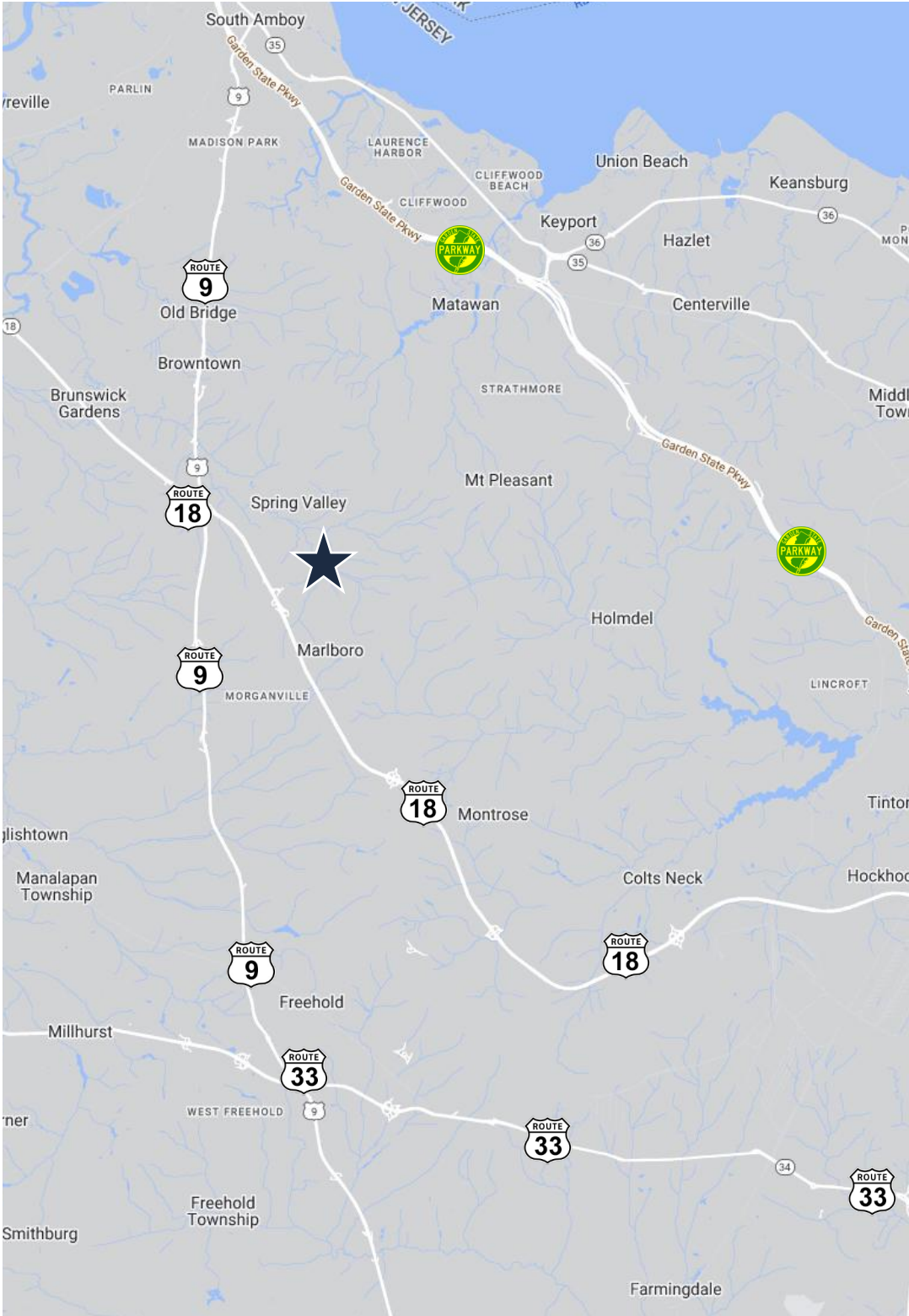
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ACCESSIBILITY

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