

**Specifications**

**Property Highlights**

- Total Bldg Size: ±10,169 SF
- Available: ±7,000 SF (±1,800 SF and ±5,200 SF)
- Parking: 54 Spaces
- Zone: Industrial Office Research

**Comments**

- ±2,500 sf of the 5,200 sf space can be opened up with a ceiling height of 12' clear
- Ideal for light manufacturing, fabrication, research/testing labs, dance/music school, professional offices, 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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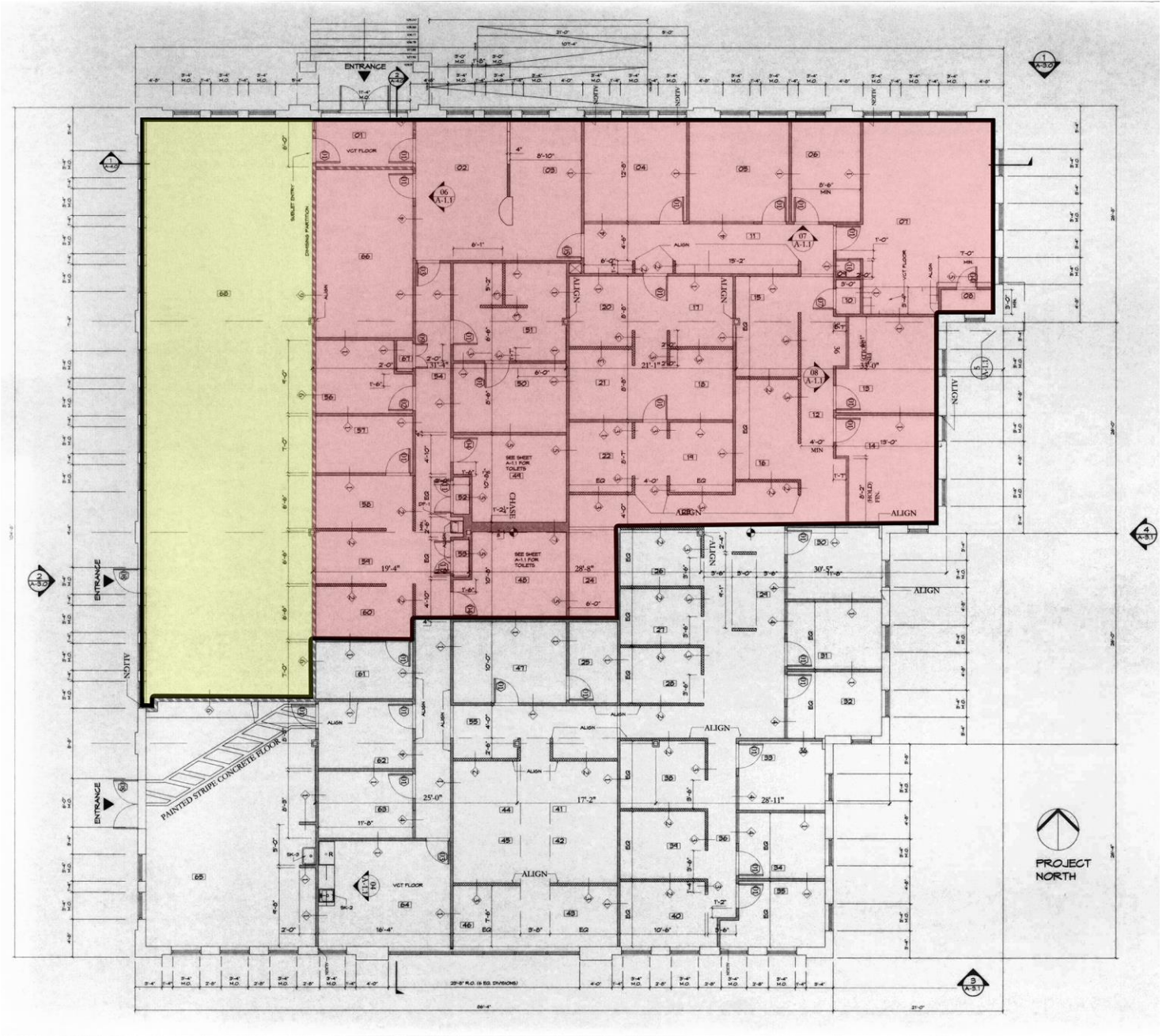
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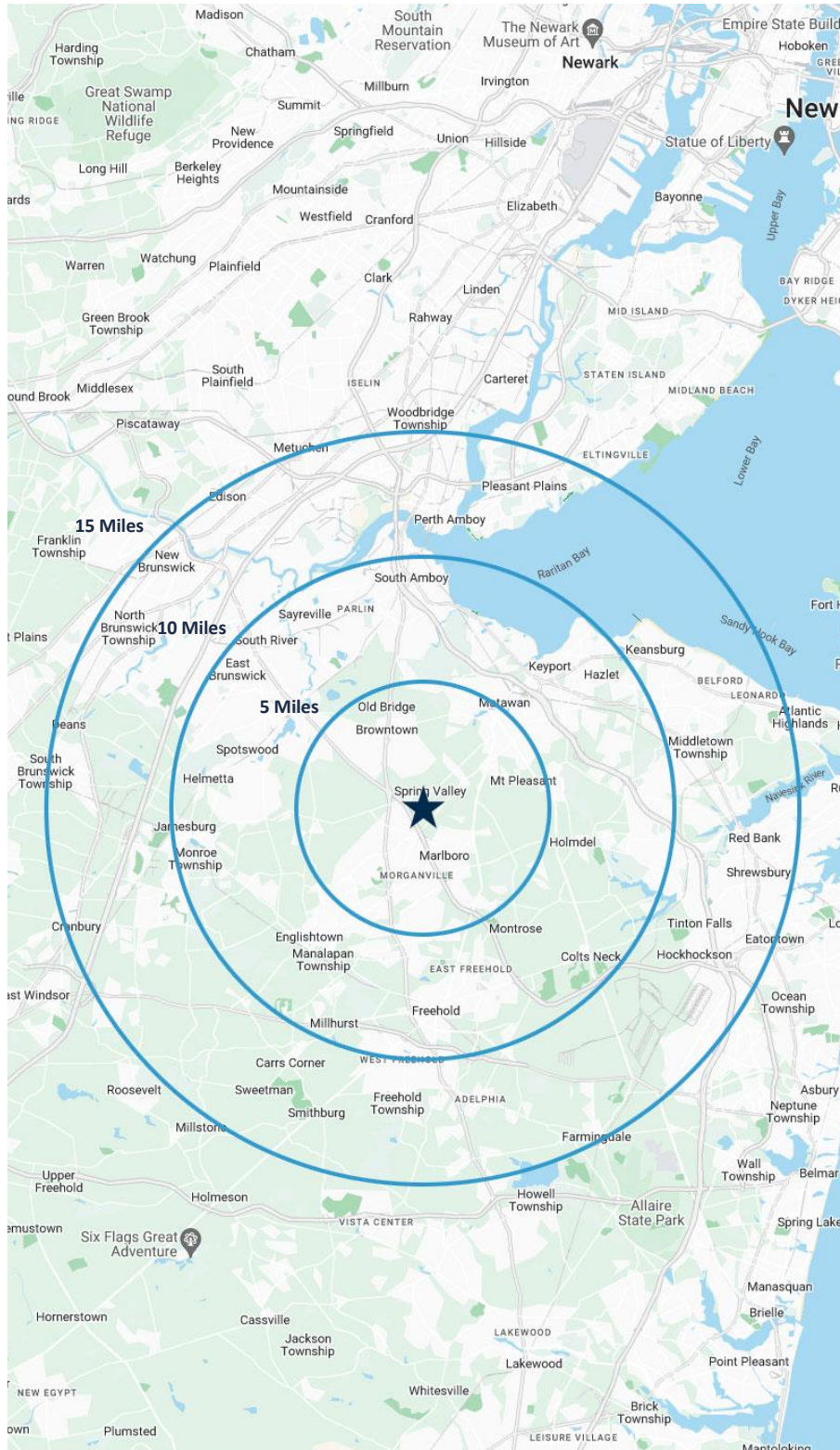




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### 5 MILES

- 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

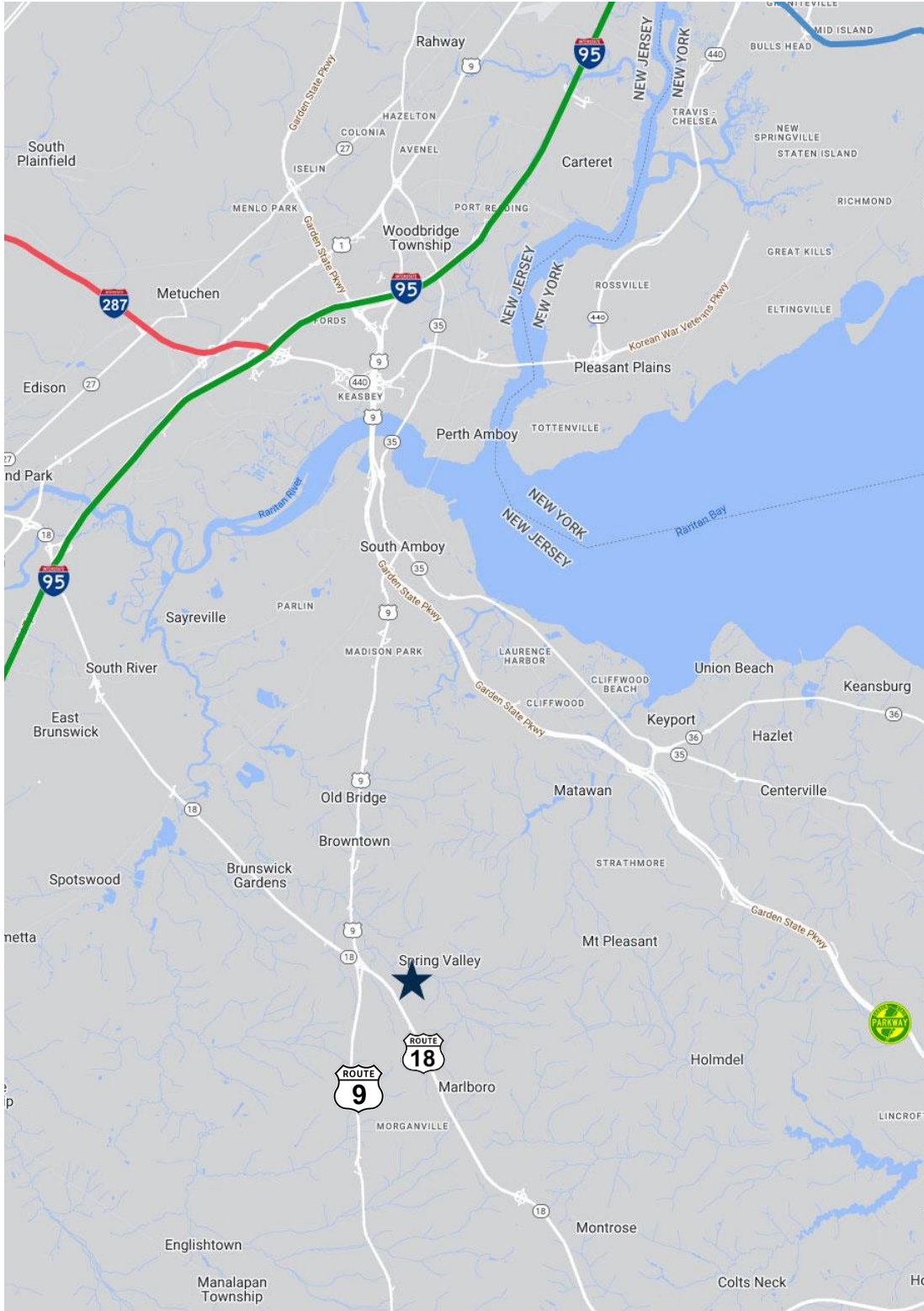
### 15 MILES

- 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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