

# 704 GINESI DRIVE

MORGANVILLE, NJ 07751

**+/- 32,000 SF FLEX INDUSTRIAL/ WAREHOUSE  
AVAILABLE FOR SALE IN MORGANVILLE, NJ  
INVESTOR OR WAREHOUSE USER OPPORTUNITY**



**FOR SALE: \$4,600,000**



**EXCLUSIVE  
LISTING  
ASSOCIATES:**

### **Eric Starker**

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### **Michael Imperato**

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### **Isaac Steinberg**

Sales Associate | 732-403-5216  
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# INVESTMENT SUMMARY

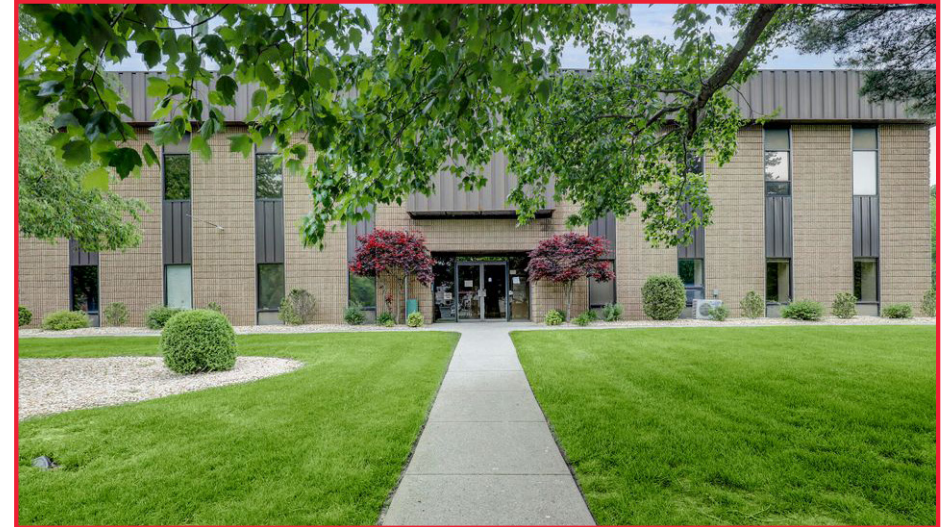
Price:	\$4,600,000
In Place Cap Rate:	7.30%
Office Space:	+/- 20,000SF (Two-Story Walk-Up)
Warehouse Space:	+/- 12,000SF
Clear Height:	24' Clear in Warehouse
Loading:	2 Tailboard Loading Docks + 1 Drive- In Door Total
Zoning:	IOR (Industrial-Office- Research)

## PROPERTY HIGHLIGHTS:

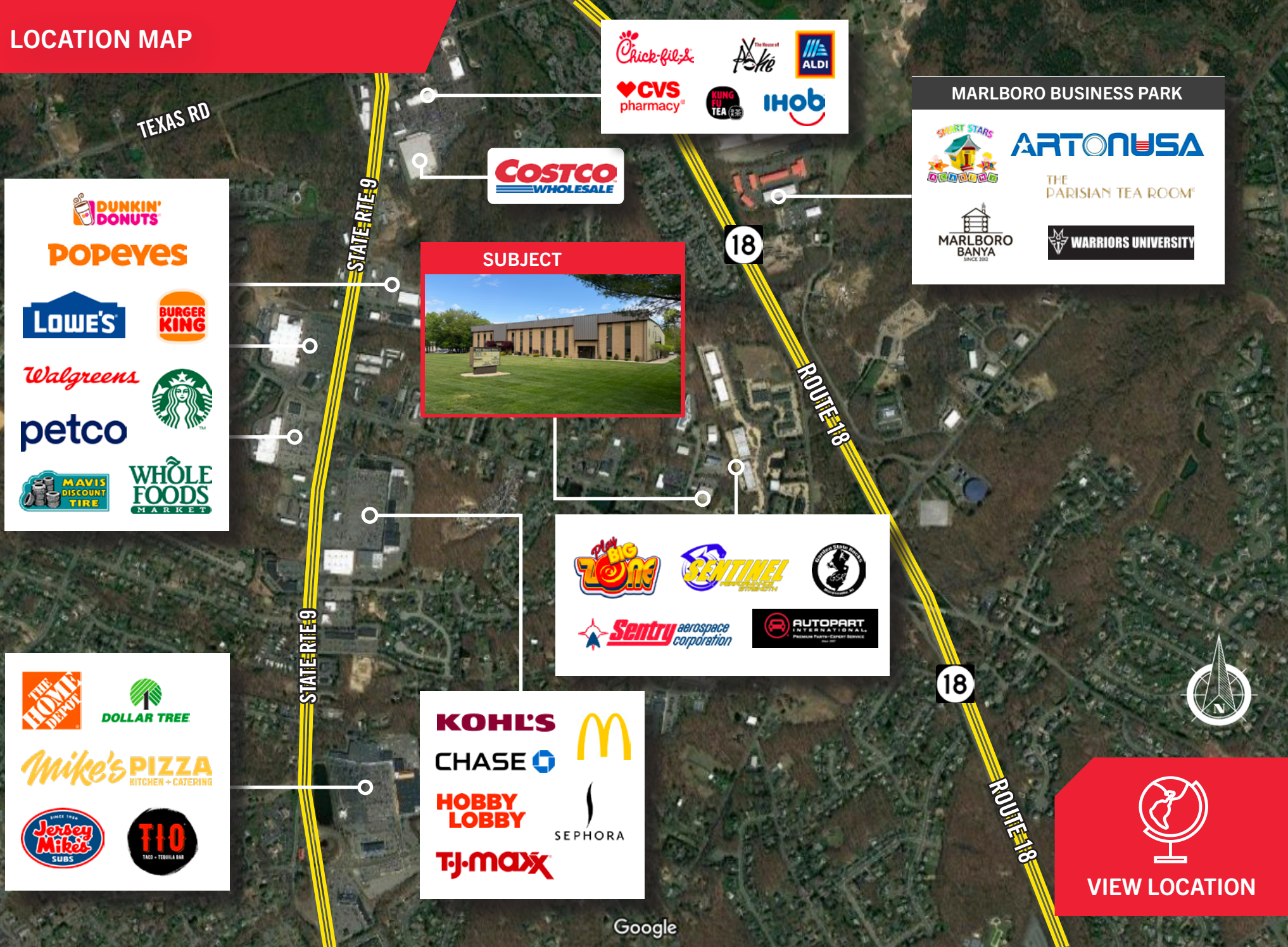
- Flexible IOR Zoning
- Investor or Warehouse User Opportunity
- Energy Efficient Solar System
- Situated on +/- 3.15 Acres
- Excellent Access to Route 9,18, & GSP
- Professionally Configured Office/ Warehouse Layout

## PROPERTY ADDRESS

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# LOCATION MAP



# DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
2021 Estimate	37,448	99,038	424,285
2026 Projection	37,029	98,191	420,534
2020 Census	37,577	99,433	424,109

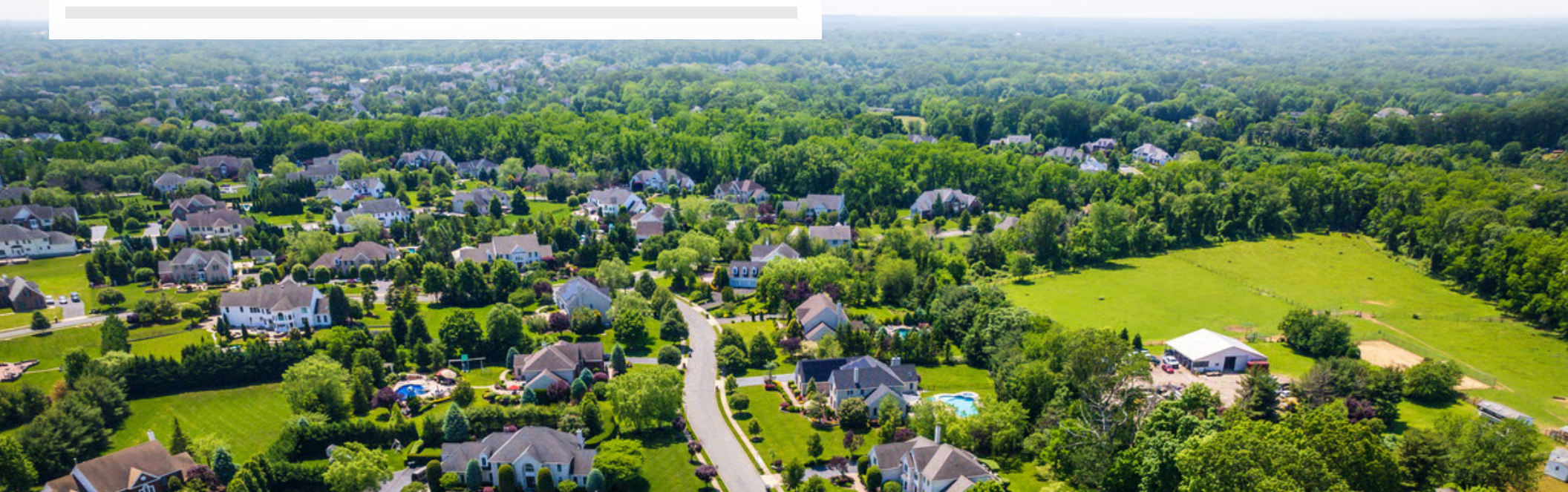
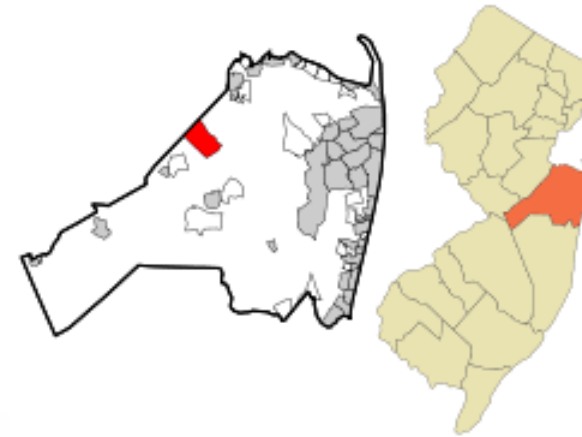
Business	3 Miles	5 Miles	10 Miles
2021 Est. Total Businesses	1,121	4,834	17,787
2021 Est. Total Employees	8,220	42,670	177,518

Households	3 Miles	5 Miles	10 Miles
2021 Estimate	12,233	33,636	154,392
2026 Projection	12,242	33,689	154,172
2020 Census	12,254	33,788	154,094

Income	3 Miles	5 Miles	10 Miles
Avg. Household Income	\$215,683	\$183,153	\$147,641
Median Household Income	\$172,839	\$140,416	\$117,656

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# CONTACT LEAD AGENTS FOR MORE DETAILS

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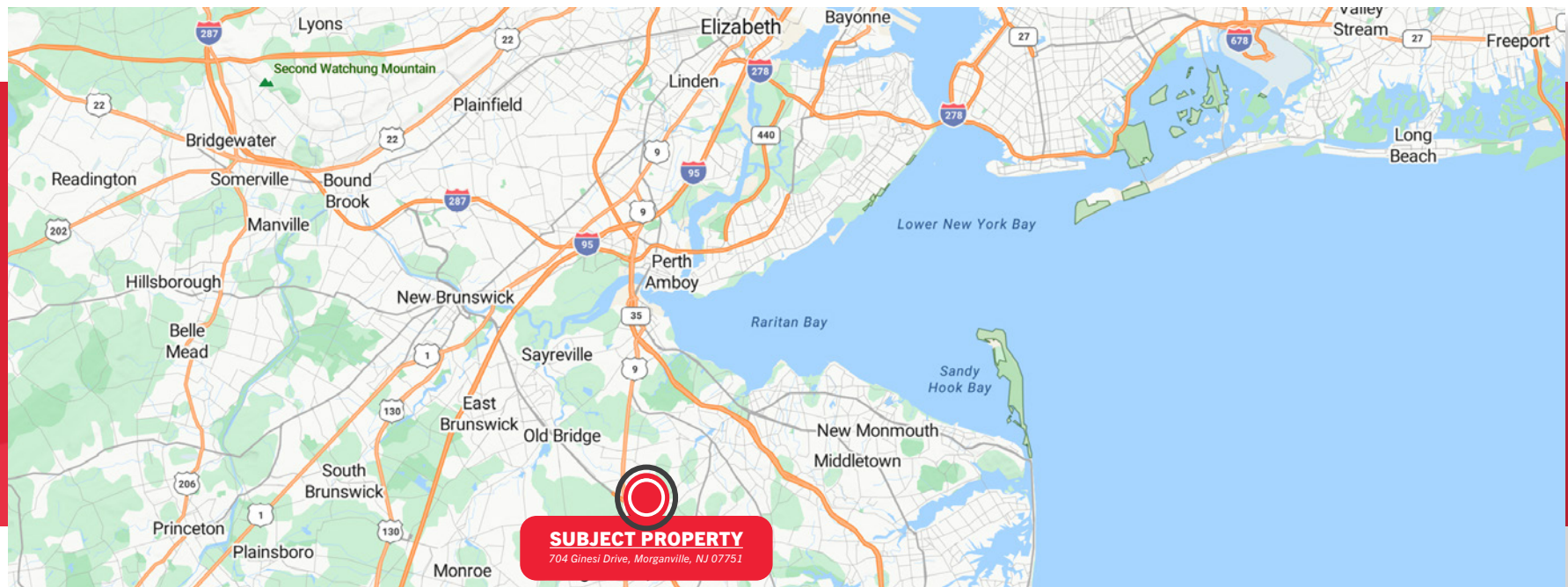
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