

# 6 Mars Court Montville, NJ



## FLEX SPACE FOR LEASE

### PROPERTY SPECS:

|                      |                      |
|----------------------|----------------------|
| Available Space:     | 3,180 SF             |
| Office Area:         | 1,100 SF             |
| Total Building Size: | 24,000 SF            |
| Loading:             | 1 Tailgate           |
| Power:               | 400 amps @ 480 volts |
| Land Area:           | 2.06 acres           |
| Ceiling Height:      | 24'                  |
| Year Built:          | 2000                 |
| Lease Rate:          | \$12.50 PSF NNN      |
| Taxes & CAM:         | +/- \$3.00 PSF       |



**Comments:** Building is located in park-like setting, convenient to Routes 287, 80 and 23.

*For more information, please contact:*

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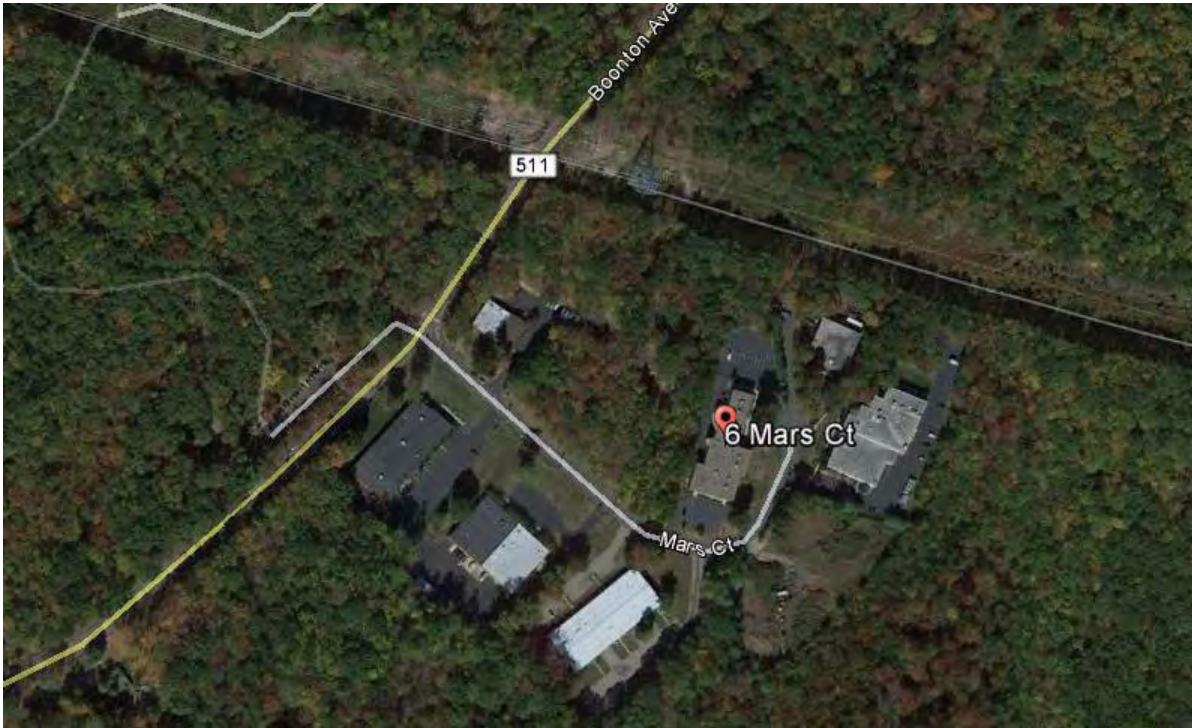
*Exclusive Leasing Agent:*



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# AERIAL VIEW



# MAP



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