



INDUSTRIAL/FLEX PROPERTY

FOR LEASE

# ±12,000 SF INDUSTRIAL/FLEX SPACE

211 Commercial Court, Morganville, NJ 07751

*For More Information, Contact the Exclusive Brokers*

**JOHN R. LONGO**

*Director*

jlongo@blauberg.com  
973.379.6644 x129



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## PROPERTY DESCRIPTION

±12,060 sf with 25' ceiling & plenty of parking.  
Great for light warehouse, sport/recreational, mini storage, golf simulator, fitness center, etc.  
Open space on ground level approximately 10,700 sf with 12' overhead garage doors, 20' big fans, private offices, balcony viewing area.

## LOCATION DESCRIPTION

Conveniently Located off Tennent Road in the Middle of Marlboro / Morganville  
Close Proximity to Routes 9 and 18  
Approx. 6.5 Miles to Garden State Parkway

## AMENITIES

- High Efficiency LED Lighting
- Air Conditioning (3 Separate Zones: Warehouse, Offices, 2nd Floor Viewing Area)
- Two 20' Big Fans in the Warehouse Space
- 12' Overhead Garage Doors
- Curtain Dividers Sectioning Off the Warehouse into Three Sections
- Exposed Ceiling, Security System, Modern Restrooms, Emergency Lighting
- Sprinkler System Throughout Building

## UTILITIES

- Gas - Natural
- Water - City Water
- Sewer - City Sewer
- Heating - Gas

## OFFERING SUMMARY

Lease Rate:	\$14 PSF NNN
Available SF:	±12,060 SF

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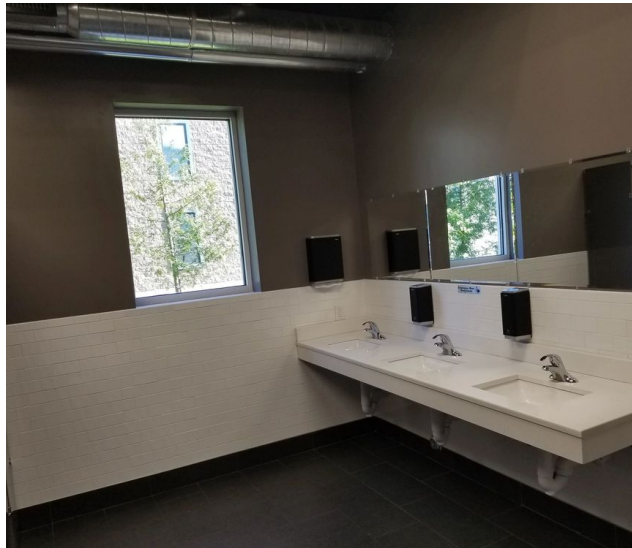
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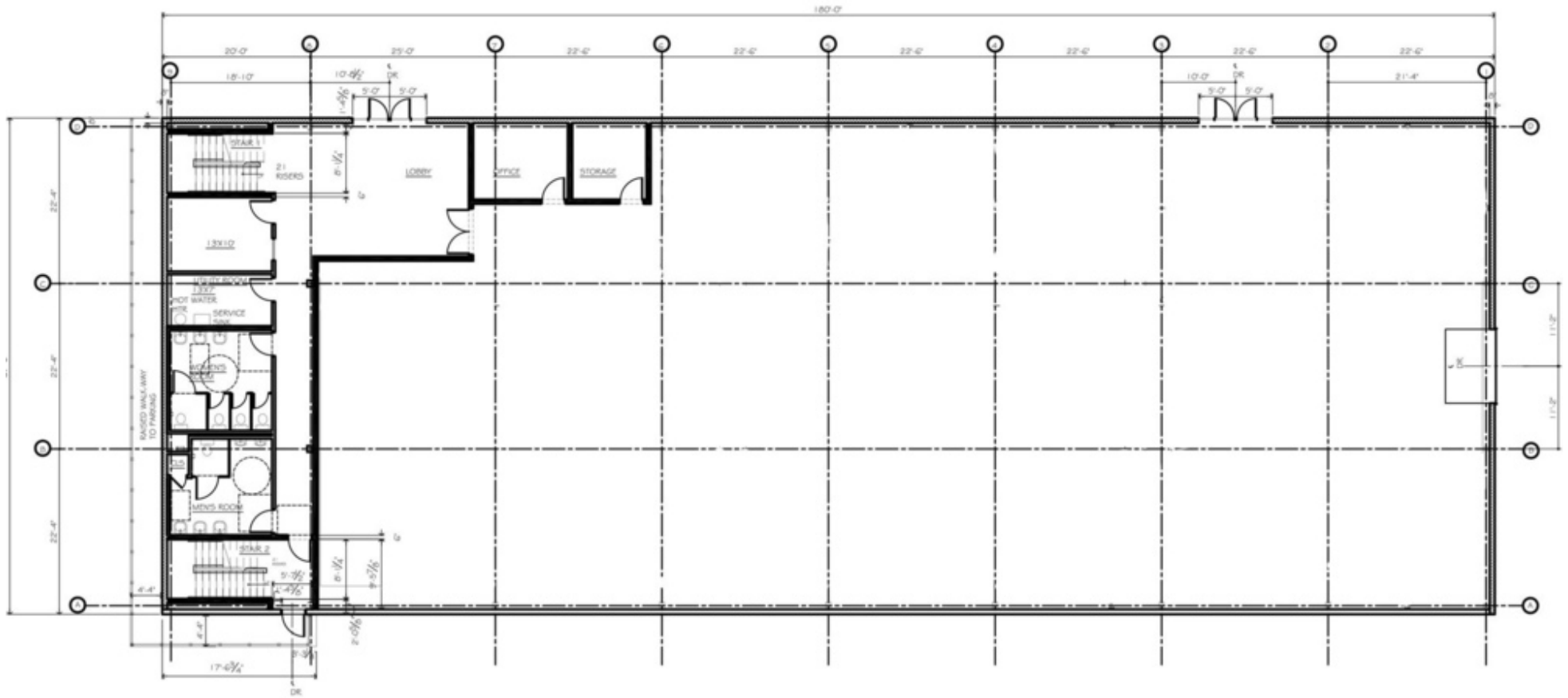
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1st Floor

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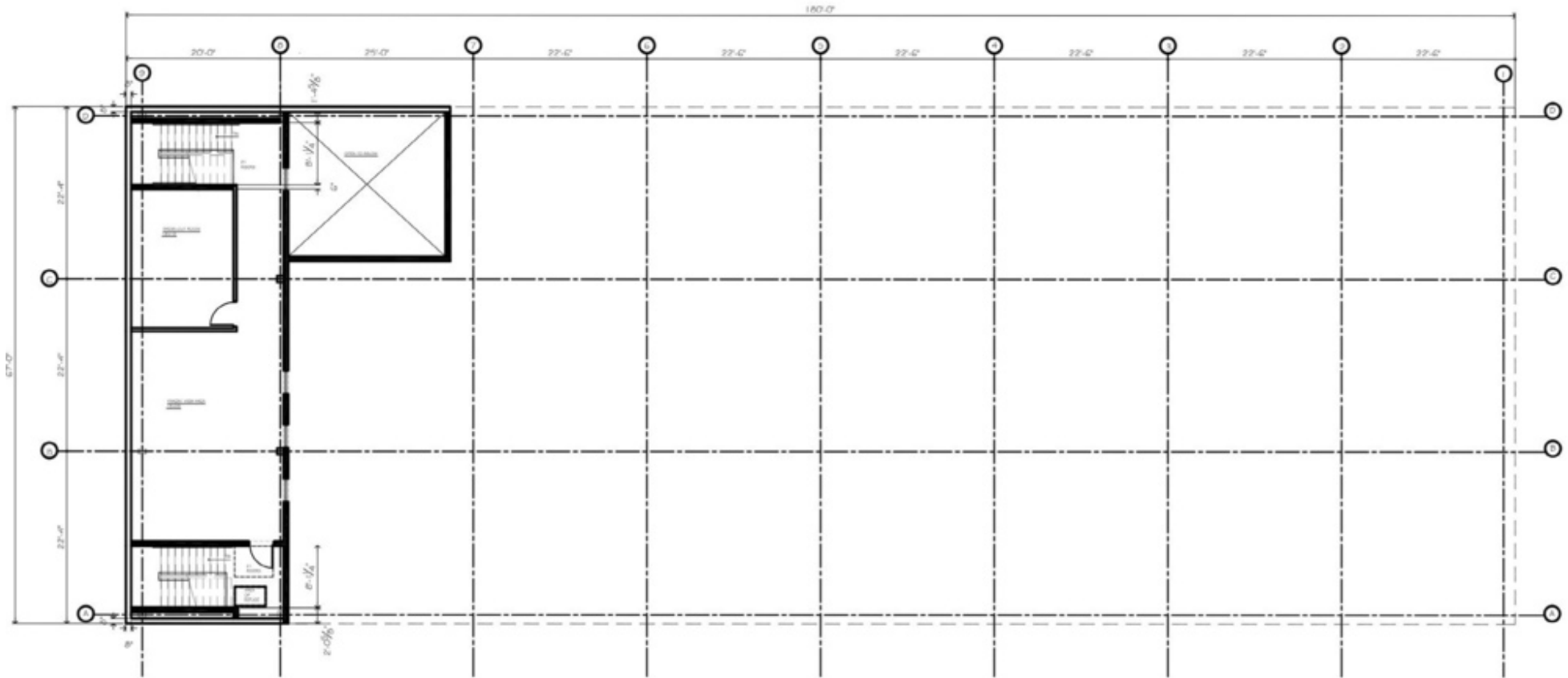
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2nd Floor

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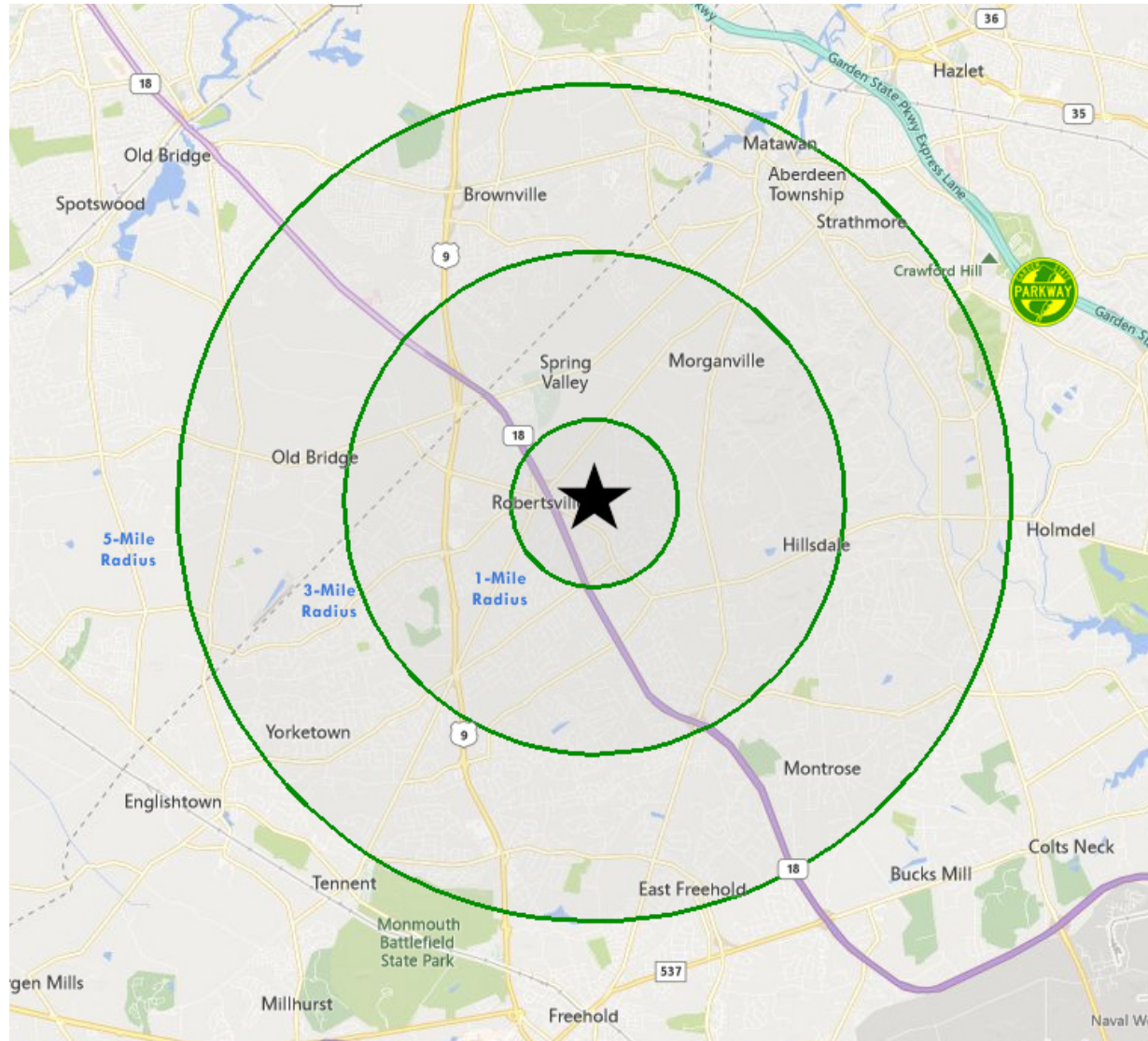
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Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2024 Projection	3,604	45,136	121,118
2019 Estimate	3,672	45,247	121,624
2010 Census	4,006	46,031	124,955
Growth 2019-2024	(1.85%)	(0.25%)	(0.42%)
Growth 2010-2019	(8.34%)	(1.70%)	(2.67%)
2019 Population Hispanic Origin	184	3,042	10,227
<b>2019 Population by Race:</b>			
White	2,699	33,848	95,881
Black	113	1,588	5,030
Am. Indian & Alaskan	5	54	191
Asian	809	9,068	18,648
Hawaiian & Pacific Island	0	9	41
Other	46	680	1,832
<b>U.S. Armed Forces:</b>			
	0	2	14
<b>Households:</b>			
2024 Projection	1,249	15,501	41,400
2019 Estimate	1,274	15,559	41,599
2010 Census	1,390	15,910	42,846
Growth 2019 - 2024	(1.96%)	(0.37%)	(0.48%)
Growth 2010 - 2019	(8.35%)	(2.21%)	(2.91%)
Owner Occupied	1,180	14,041	35,687
Renter Occupied	94	1,518	5,912
<b>2019 Avg Household Income</b>	<b>\$146,767</b>	<b>\$150,316</b>	<b>\$141,744</b>
<b>2019 Med Household Income</b>	<b>\$117,024</b>	<b>\$126,459</b>	<b>\$117,778</b>
<b>2019 Households by Household Inc:</b>			
<\$25,000	90	1,408	3,401
\$25,000 - \$50,000	193	1,813	4,791
\$50,000 - \$75,000	98	1,396	4,556
\$75,000 - \$100,000	144	1,419	4,459
\$100,000 - \$125,000	163	1,658	5,051
\$125,000 - \$150,000	137	1,474	4,047
\$150,000 - \$200,000	124	2,440	6,434
\$200,000+	323	3,952	8,859

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### PROFESSIONAL BACKGROUND

John, Sales Associate for The Blau & Berg Company, is responsible for representing both buyers and sellers, along with landlords and tenants in all facets of commercial real estate transactions. After a successful more than 20-year career on Wall Street as a financial sales-trader, a career change was in order and commercial real estate has been a natural transition. John has been able to use his financial knowledge and sales skills he developed on Wall Street to carve out a promising career in commercial real estate. While on Wall Street, John was able to continually generate revenue in excess of \$10,000,000 per year and he has brought that same skill set to The Blau & Berg Company.

### EDUCATION

Rutgers University – Bachelor of Business Administration, Economics

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