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U S ROUTE 46

MONTVILLE, NEW JERSEY

BUILD-TO-SUIT
CLASS A
INDUSTRIAL
FACILITY

A modern
warehouse
for lease in
Montville, NJ

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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Property Highlights

A modern build-to-suit facility designed for today's industrial needs.

This proposed 166,624 SF Class A warehouse and distribution center delivers the optimal combination of efficiency, location, and modern functionality. Situated on 18.37 acres, the site allows for excellent truck and employee circulation, abundant parking, flexible office layouts, and high-quality construction tailored to tenant requirements.

This build-to-suit opportunity offers tenants the ability to customize interior and operational needs while benefiting from strong regional connectivity and access to labor.

Key Features

Total Available	166,624 SF
Office Available	3,308 SF (size and design customizable)
Tailgates	21
Drive-in Door	1
Ceiling Height	30' clear
Sprinkler System	ESFR fire suppression
Parking	85 cars and 25 trailer & truck spaces
Additional Info	Modern construction & energy efficient systems
Zoning	BIR - Business Industrial Redevelopment District
Block / Lot	Block 184 / Lot 2.01

This state-of-the-art facility offers customizable office and warehouse spaces designed to meet various operational needs. With high efficiency and sustainability standards, this property is an ideal choice for modern businesses looking to thrive in a competitive market.

Located near major highways, this build-to-suit industrial property ensures excellent accessibility for logistics and transportation. The surrounding area boasts a robust industrial market, providing a strong foundation for companies to grow and expand their operations.

The expandable site allows for future development, accommodating the evolving needs of tenants.



Customizable Spaces
Flexibility in layout ensures the facility suits various business requirements.



Strong Market
Northern NJ's industrial market shows sustained demand and growth potential.



Excellent Access
Proximity to major highways facilitates efficient logistics and transportation.

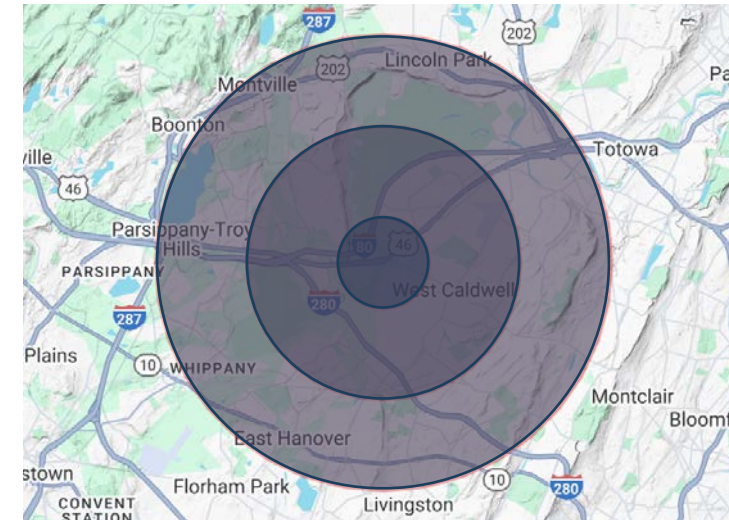


High Efficiency
Designed with energy efficiency in mind, reducing operational costs significantly.

Location Overview and Demographics

Strategic Location

This build-to-suit facility is strategically located along Route 46 in Montville, offering direct access to I-80, I-280, and I-287, three of New Jersey's most critical transportation arteries.



Population	1 Mi.	3 Mi.	5 Mi.
Total Population	3,126	42,270	169,861
Average Age	39	43	43

Households & Income	1 Mi.	3 Mi.	5 Mi.
Total Households	1,206	15,723	62,389
Average HH Income	\$148,396	\$189,709	\$196,447

Demographics data derived from AlphaMap

Highway Distances & Regional Access

Situated within Northern New Jersey's highly connected transportation corridor, the property offers exceptional regional access with Newark Liberty International Airport **25 miles** away, and both the Port Newark/Elizabeth Marine Terminal & Manhattan located approximately **26 miles** from the site. This strategic proximity to major business centers, freight hubs, and population clusters enhances operational efficiency and distribution capabilities for a wide range of industrial users.

INTERSTATE 80
2.4 Miles to I-80

INTERSTATE 280
2.4 Miles to I-280

INTERSTATE 287
5.0 Miles to I-287

GARDEN STATE PARKWAY
10 Miles to GSP

INTERSTATE 95
18.5 Miles to I-95

Workforce & Industry Base

Labor Data

112,389 Employees across **9,194** Businesses [5 mi.]
1,081,521 Employees across **86,026** Businesses [15 mi.]

Manufacturing

12,729 Employees across **541** Businesses [5 mi.]
84,892 Employees across **3,632** Businesses [15 mi.]

Transportation & Warehousing

2,345 Employees across **195** Businesses [5 mi.]
29,871 Employees across **2,304** Businesses [15 mi.]

The Montville area benefits from a strong and diverse workforce supported by a dense Northern New Jersey employment base. Within a **5 mile** radius of the property, more than **112,000 employees** work across **9,000+ businesses**, including significant concentrations in manufacturing, wholesale distribution, and transportation/warehousing industries that support industrial and logistics operations.

Drawings & Renderings

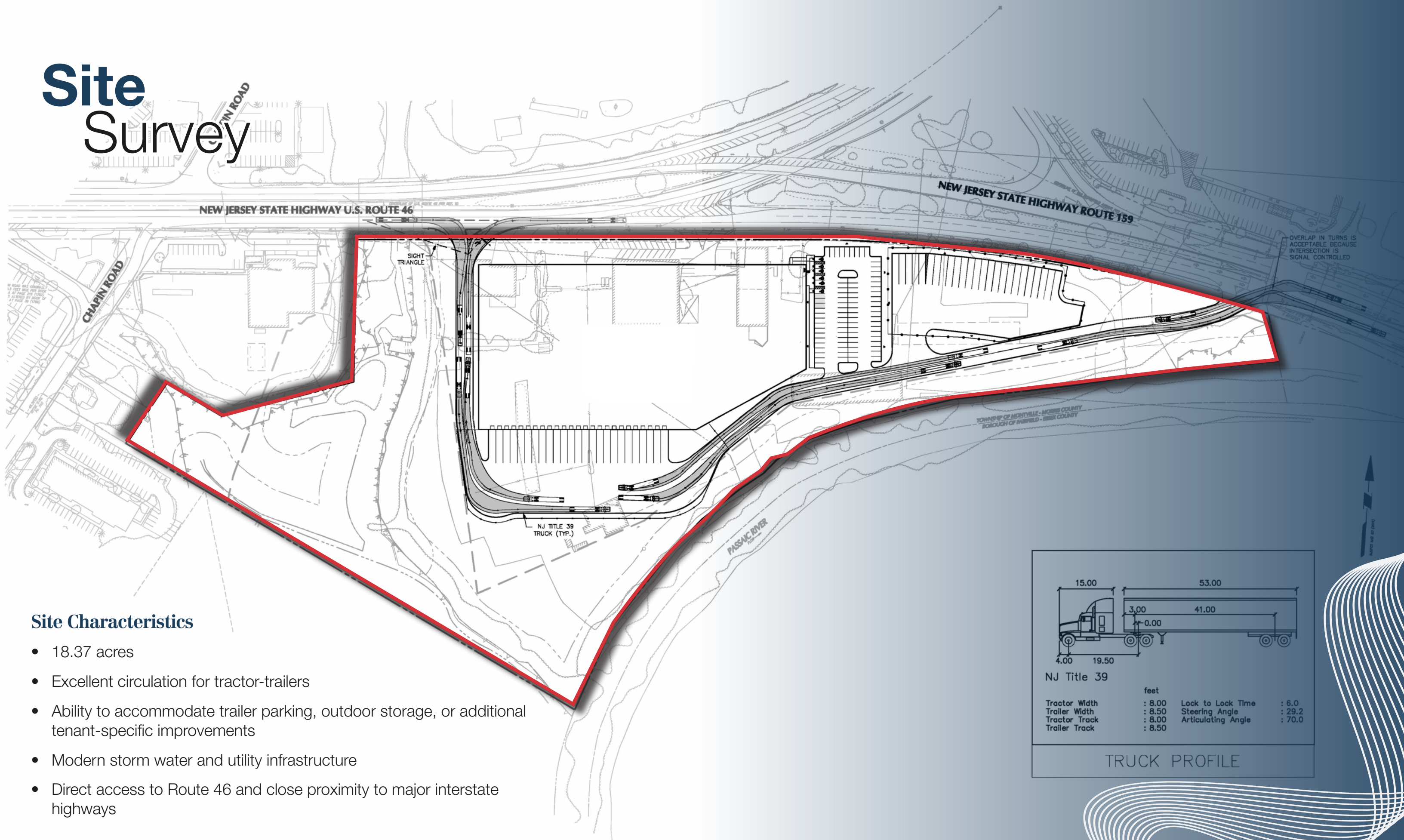
BEFORE



AFTER

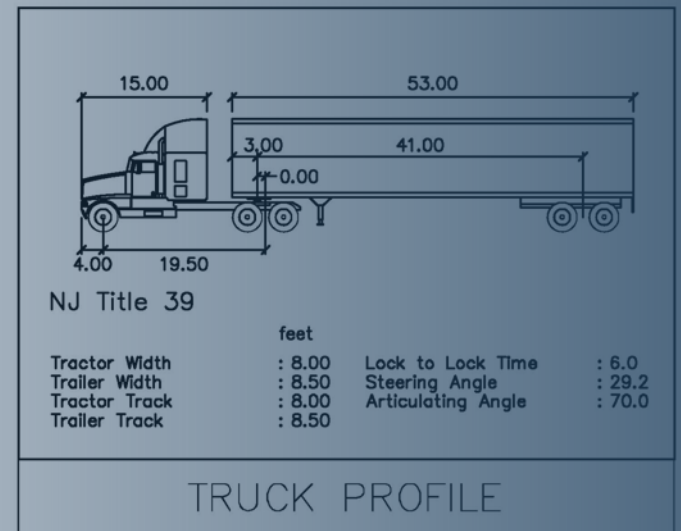


Site Survey



Site Characteristics

- 18.37 acres
- Excellent circulation for tractor-trailers
- Ability to accommodate trailer parking, outdoor storage, or additional tenant-specific improvements
- Modern storm water and utility infrastructure
- Direct access to Route 46 and close proximity to major interstate highways



166,624 SF ON 18.37 ACRES
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