

LEGACY

Commercial Realty, LLC

**WAREHOUSE AND OFFICE SPACE
AVAILABLE FOR LEASE**



704 GINESI DRIVE, MORGANVILLE, NJ 07751

SETH KATZ
Broker of Record/Owner
908.770.7111
seth@legacyrealtynj.com

LOGAN GURTMAN
Sales Associate
908.692.9890
logan@legacyrealtynj.com



LEGACY

Commercial Realty, LLC

PROPERTY SUMMARY: WAREHOUSE / OFFICE

ADDRESS:

**704 GINESI DRIVE
MORGANVILLE, NJ 07751**

TOTAL BUILDING SF:

32,565 S.F.

SPACE AVAILABLE:

**2,925 S.F. WAREHOUSE
925 S.F OFFICE**

ASKING RENT:

\$16.00 PSF gross + Utilities

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

LEASING OVERVIEW – 704 GINESI DRIVE

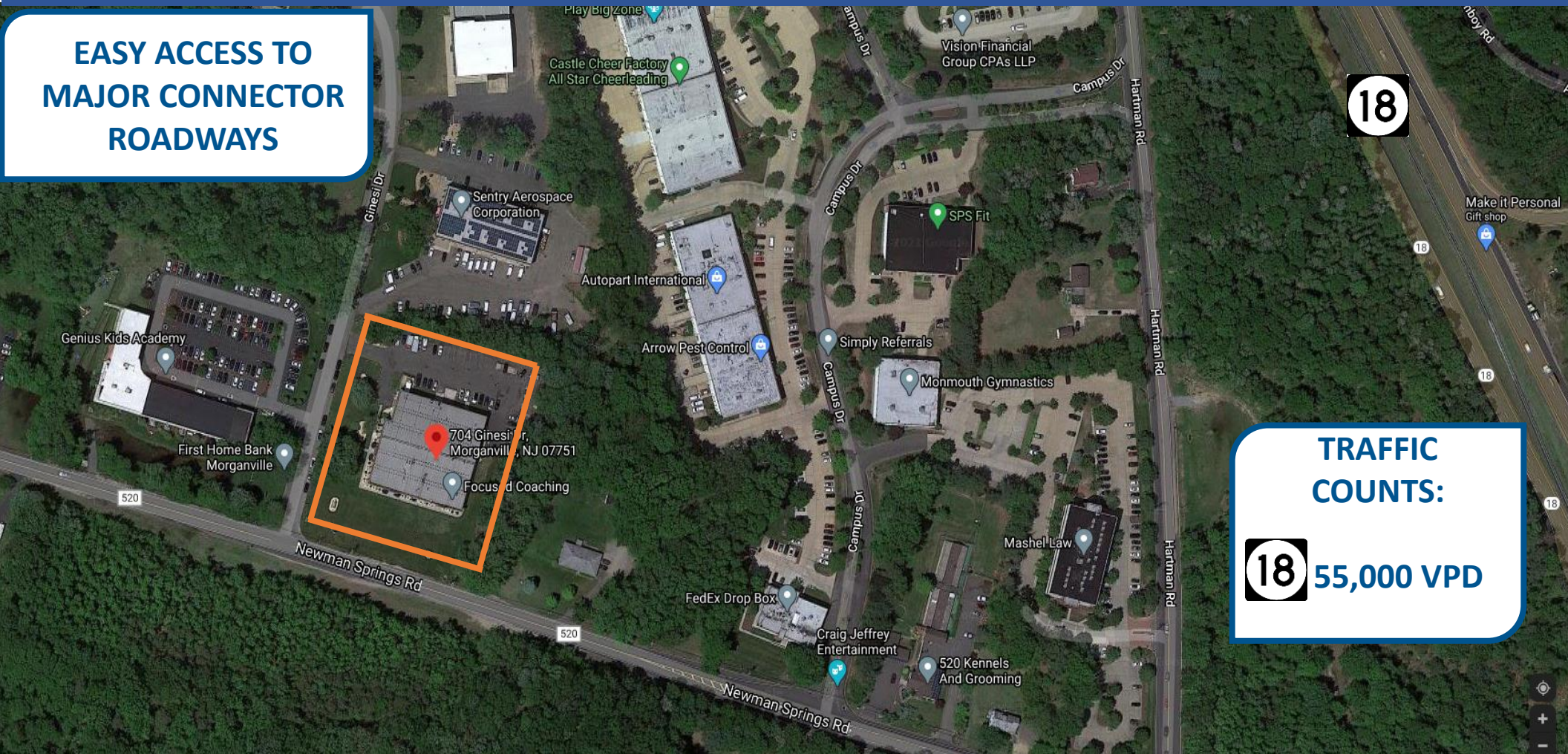
- Legacy Commercial Realty is pleased to present a leasing opportunity for 2,925 SF of warehouse space/985 SF of office space located at 704 Ginesi Drive, Morganville, NJ. This is a +/- 32,000 square foot flex building.
- The highly visible location on the corner of Route 520 and Ginesi Drive, offers immediate access to the heavily trafficked Route 18.
- Located minutes from Route 9, Route 520 and Route 79 offering proximity to an abundance of dining, shopping, banking, and recreation.
- Well positioned within the center of Monmouth County.

LEGACY

Commercial Realty, LLC

LOCATION OVERVIEW – ROAD NETWORK EXPOSURE

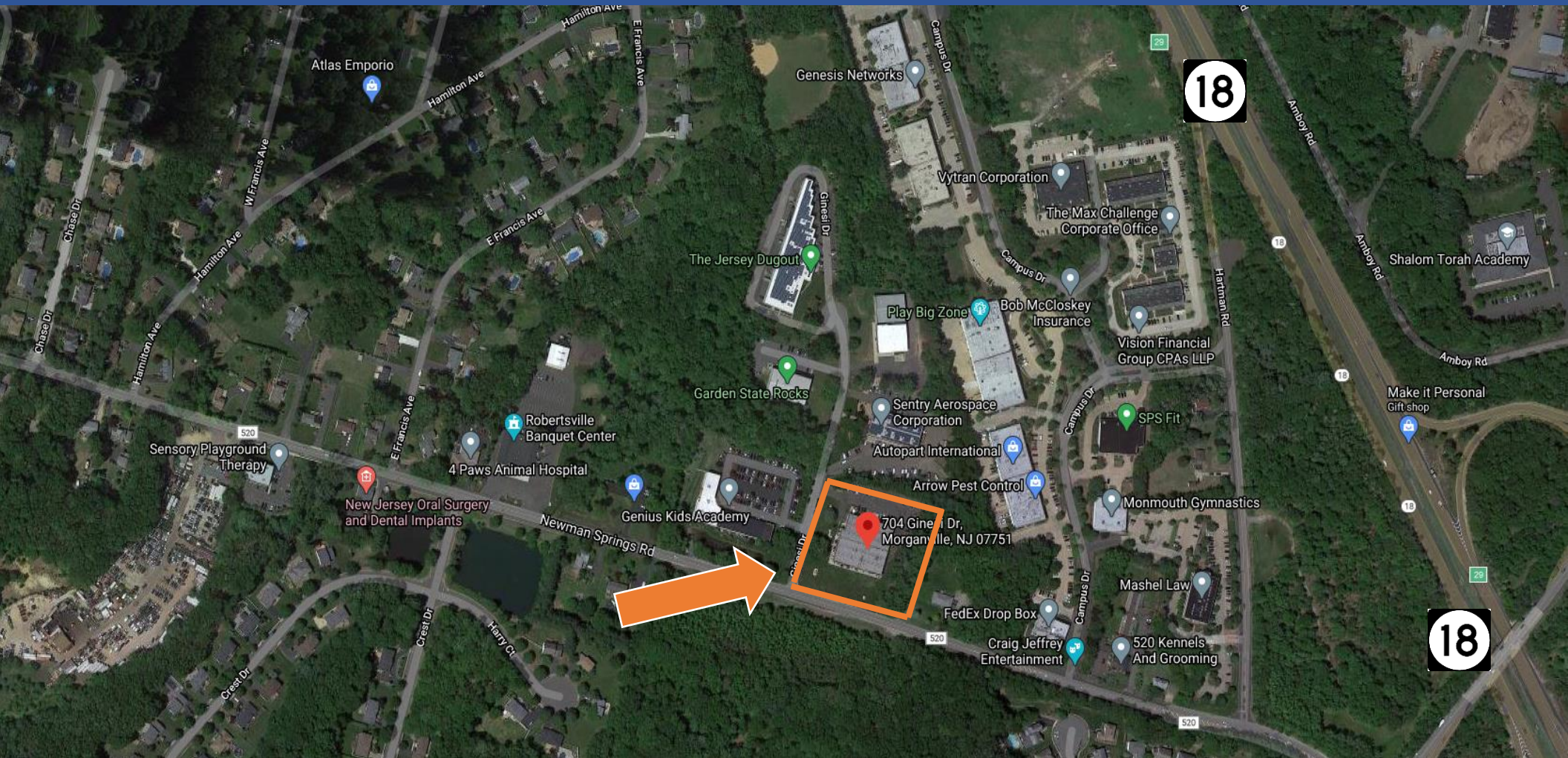
EASY ACCESS TO
MAJOR CONNECTOR
ROADWAYS



LEGACY

Commercial Realty, LLC

AERIAL OVERHEAD VIEW

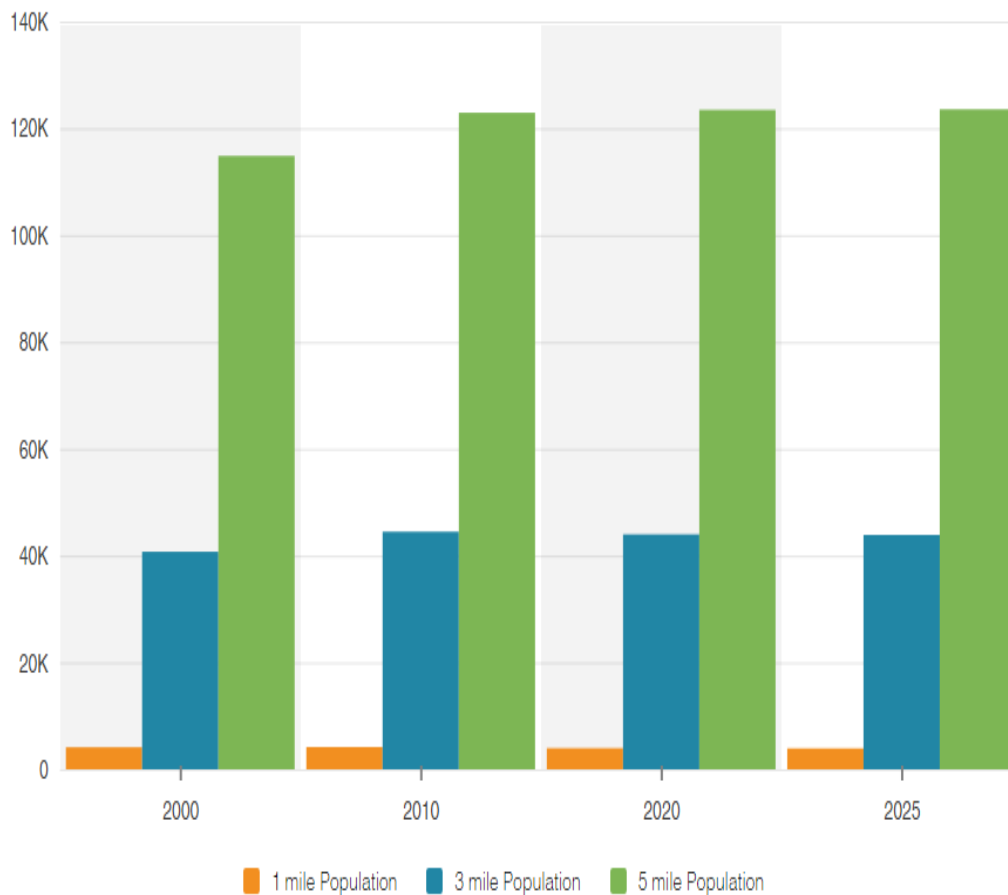


LEGACY

Commercial Realty, LLC

DEMOGRAPHIC SUMMARY:

POPULATION



INCOME

Income

	1 mile	3 mile	5 mile
Avg Household Income	\$161,239	\$151,428	\$148,249
Median Household Income	\$142,930	\$127,681	\$122,779
< \$25,000	72	1,515	3,221
\$25,000 - 50,000	138	1,482	3,933
\$50,000 - 75,000	108	1,667	5,039
\$75,000 - 100,000	143	1,384	4,378
\$100,000 - 125,000	127	1,452	4,814
\$125,000 - 150,000	122	1,604	4,252
\$150,000 - 200,000	279	2,212	6,300
\$200,000+	362	4,028	9,978

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

LEGACY

Commercial Realty, LLC

ADDITIONAL PHOTOS – COMMON CORRIDOR



LEGACY

Commercial Realty, LLC

ADDITIONAL PHOTOS – WAREHOUSE



ADDITIONAL PHOTOS - EXTERIOR



LEGACY

Commercial Realty, LLC

704 GINESI DRIVE



SETH KATZ
Broker of Record/Owner
908.770.7111
seth@legacyrealtynj.com

LOGAN GURTMAN
Sales Associate
908.692.9890
logan@legacyrealtynj.com

