

# FOR SALE

219 CHANGE BRIDGE RD., MONTVILLE, NEW JERSEY



For additional information,  
please contact:

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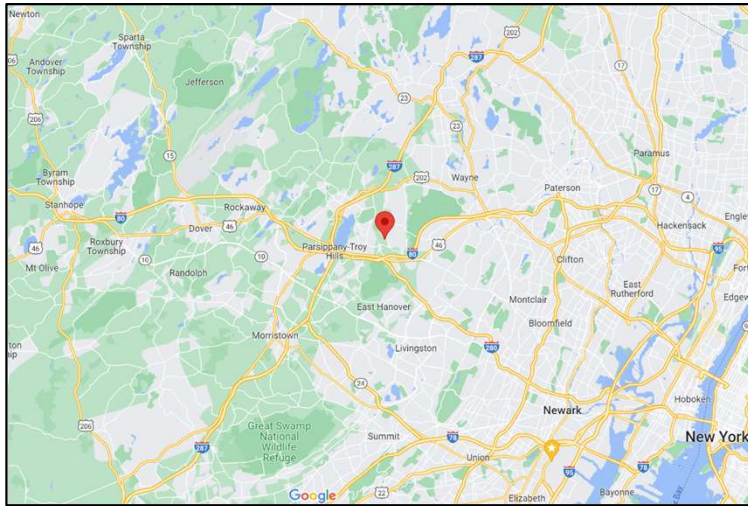


- Total: +/- 23,426 SF, on 2.02 Acres
- Office: +/- 13,536 SF, 2 Story
- Warehouse: +/- 9,890 SF (Fully A/C)
- Elevator & Natural Gas Generator
- Ceiling Height: 23' 6" Clear
- Columns: 39' X 33'
- Real Estate Taxes: \$2.40 PSF (2022)
- Zoning: I-2 Zone, Permits Industrial, Office, R&D, Lab & Recreational Uses
- Public Utilities: Water, Sewer, Gas & Electric
- Parking: 86 Spaces
- Loading: 2 Drive In Doors (expandable)
- Power: 1,200 Amps, 208/120 Volts, 3 Phase
- Telco/Data: Verizon, Cablevision, Lightpath
- Fully Wet Sprinklered
- Built 1985, Renovated 2004
- In close proximity to I-80 & 287, Routes 202, 46, 23, 3, 280, GSP, NJTPK, Banks, Restaurants, Day Care, Hotels and Shopping

The information contained herein was obtained from sources believed reliable; however, Commercial Property Agents, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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