



# 65

**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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#### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

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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.

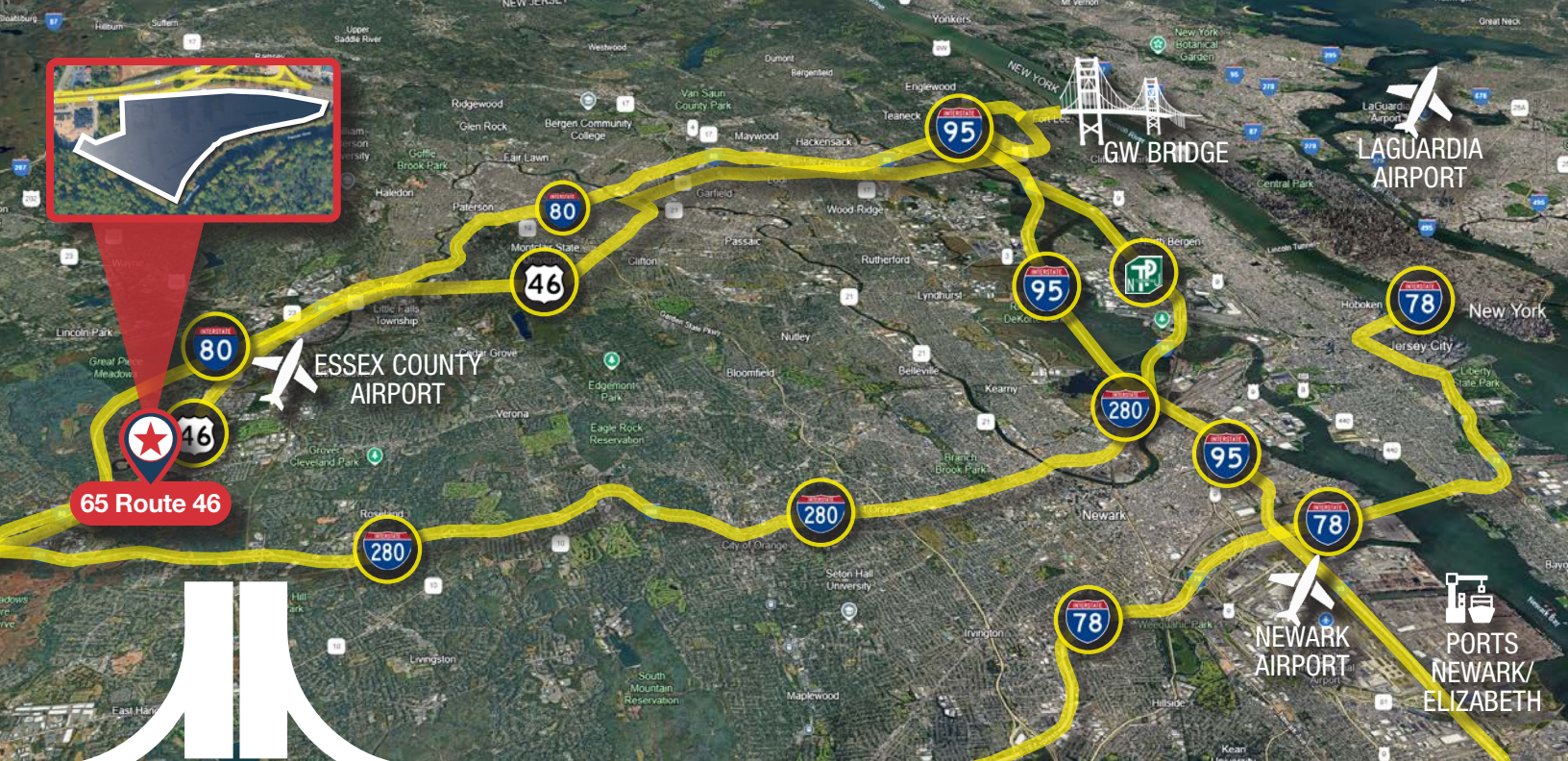


**Customizable Spaces**  
Flexibility in layout ensures the facility suits various business requirements.

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

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

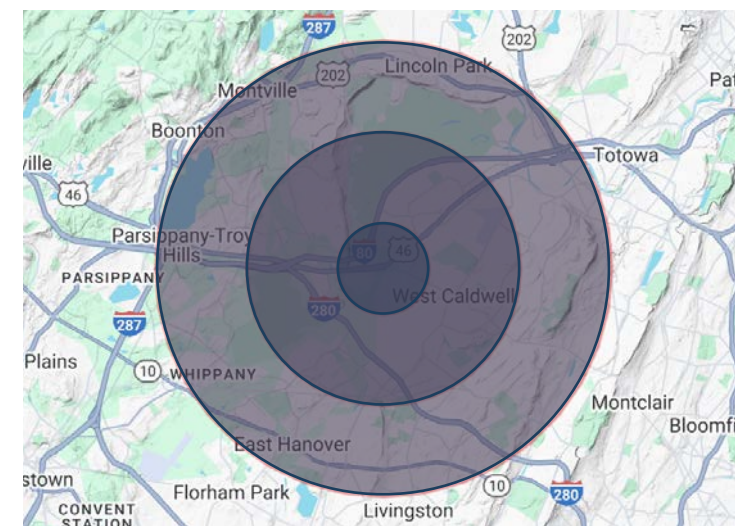
**High Efficiency**  
Designed with energy efficiency in mind, reducing operational costs significantly.



# 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.

- 2.4** Miles to I-80
- 2.4** Miles to I-280
- 5.0** Miles to I-287
- 10** Miles to GSP
- 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

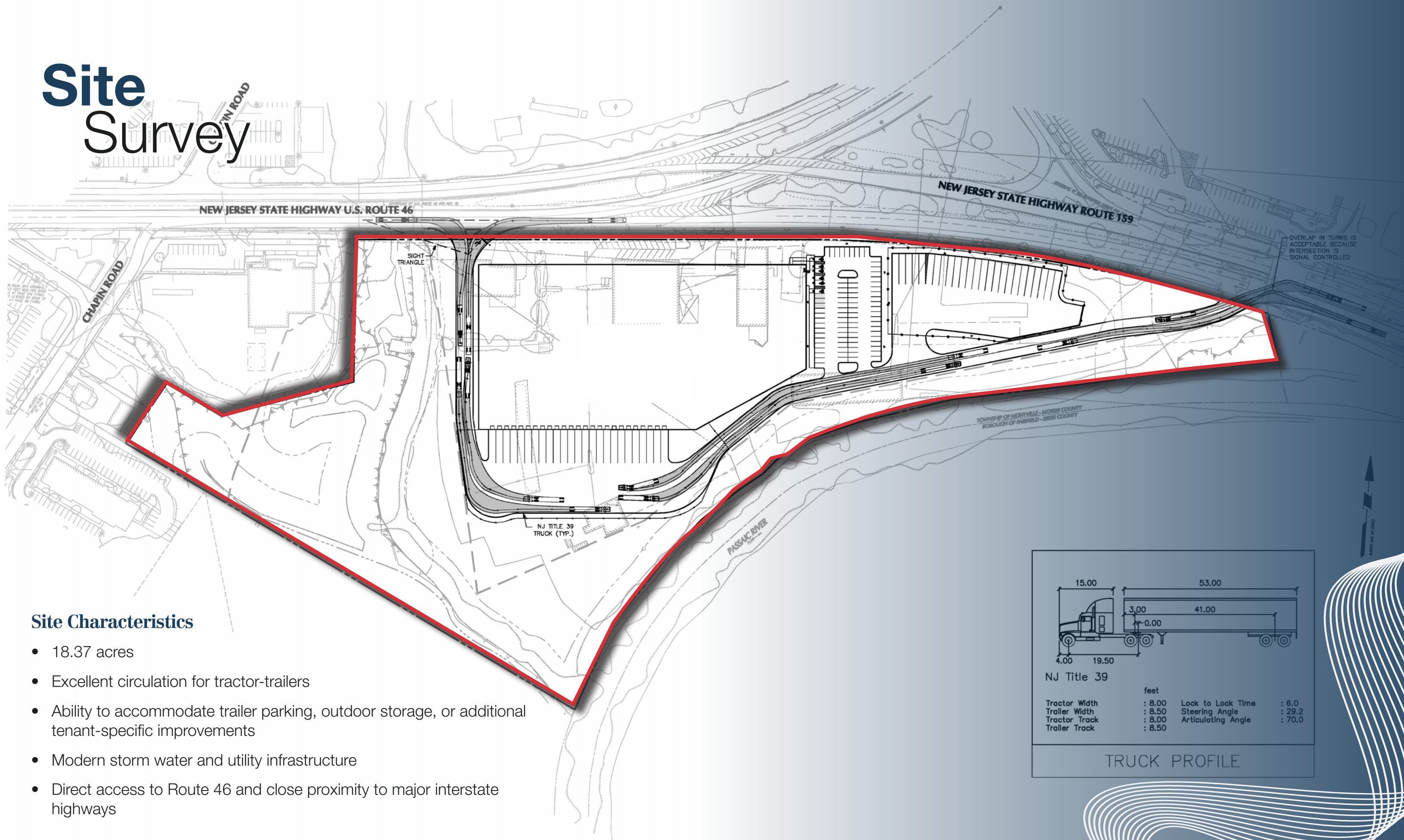
BEFORE



AFTER

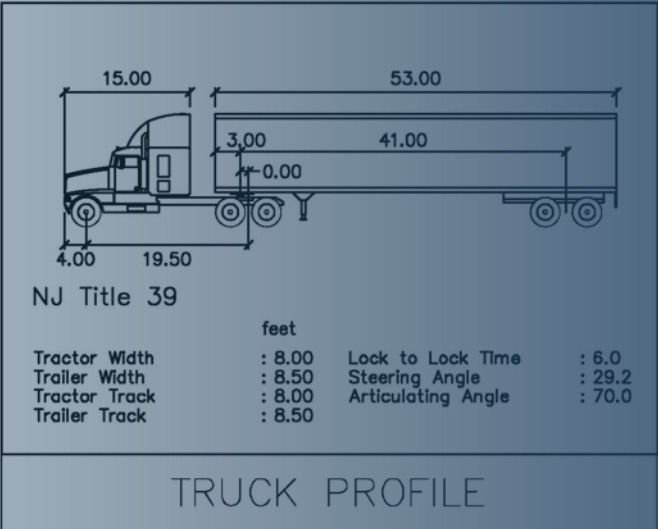


# Site Survey



## 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



TRUCK PROFILE

166,624 SF ON 18.37 ACRES  
BUILD-TO-SUIT CLASS A  
INDUSTRIAL FACILITY

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