

R & D / LAB
SPACE
**FOR
LEASE**

**171 STATE ROUTE 173
ASBURY, NJ**



Mountainview 78

- Space: 3rd Fl-Ste 301
- Size: 4,900 SF
- Use: Lab/R & D
- Heavy Power
- Surface Parking
- Building Size: 15,821
- 3 Stories
- Partial Build-Out
- Direct Access to Full Four-Way Interchange of I-78, Exit 11
- Warren County



Building Features:

- Heavy Power
- 60KW Back-Up Generator for the Suite with 70 Gallon Diesel Tank
- Parking 5 Cars per 1,000 SF
- New Parking Lot 2015
- New Roof 2015
- Fiber/Cable Providers: Century Link, Comcast
- On-Site Property Management
- Nearby Restaurants, Hotels, Banking, Retail, Medical and Hospitals



**Direct Access to
Full Four-Way
Interchange
of I-78, Exit 11**

- Lease rate does not include utilities, property expenses or building services



Robert "Bob" Barnett
Sales & Leasing Agent
O (908) 751-7750
C (908) 528-0577
bobbartnett@kwcommercial.com

TRANSPORTATION - COMMUTER RAIL

NJ Transit Commuter Rail
High Bridge (Raritan Valley Line)
13 min drive 8.2 mi



NJ Transit Commuter Rail
Annandale Station (Raritan Valley Line)
12 min drive 7.5 mi

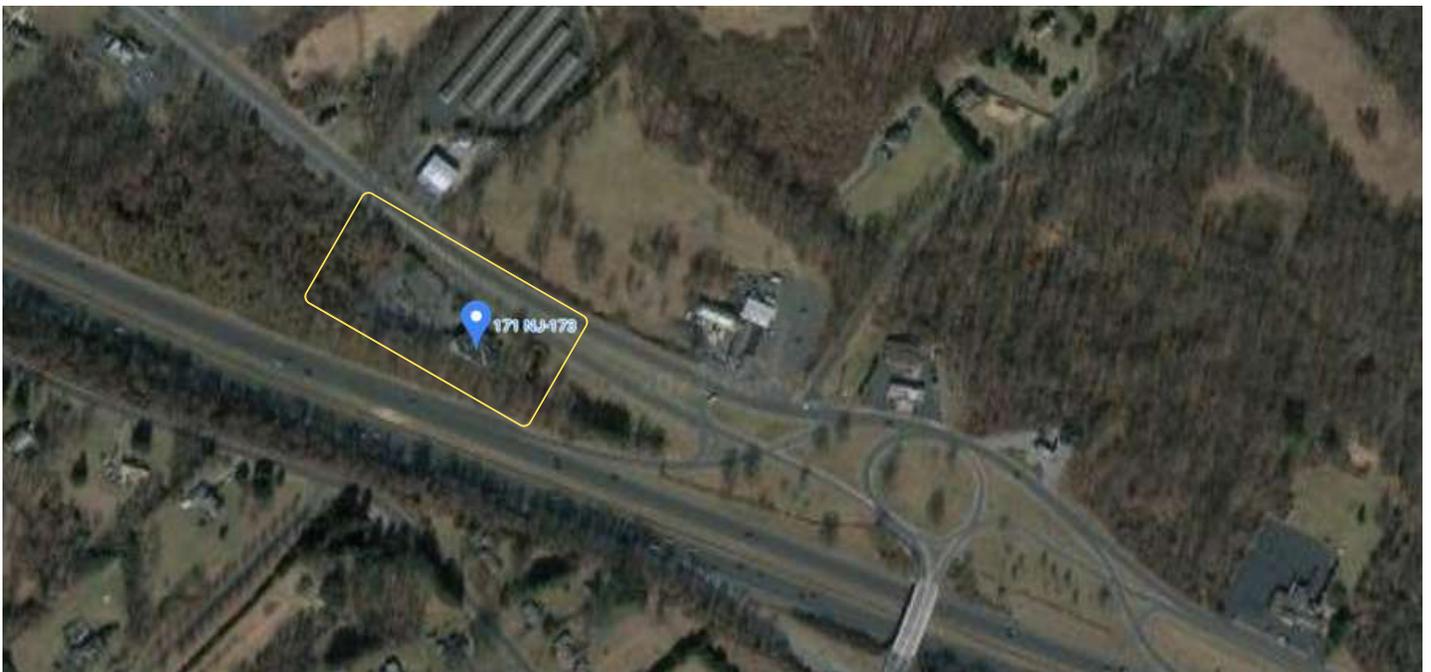
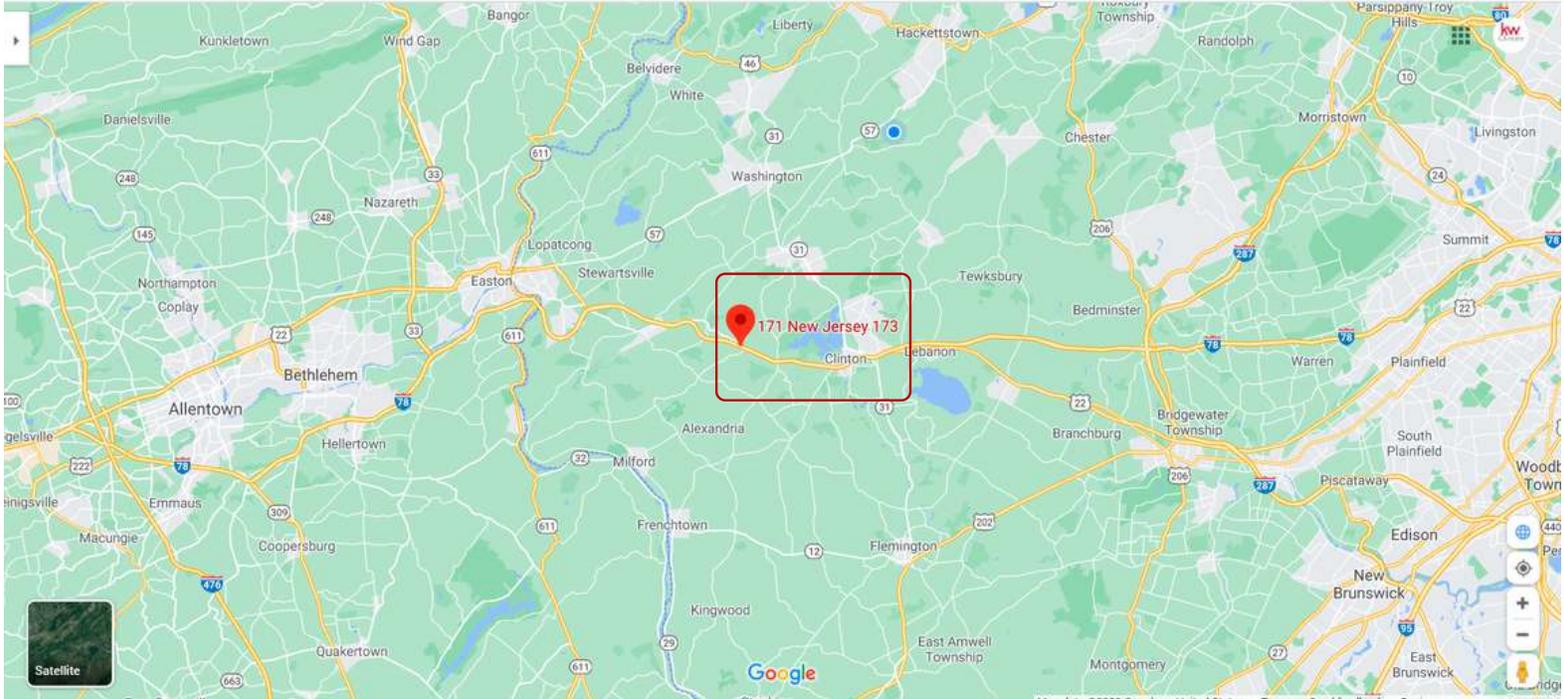
TRANSPORTATION - AIRPORTS

Trenton-Mercer
56 min drive 37.1 mi



Newark-Liberty
43 min drive 47.2 mi

Lehigh Valley International
43 min drive 27.3 mi



Some images and maps sourced from Google Maps

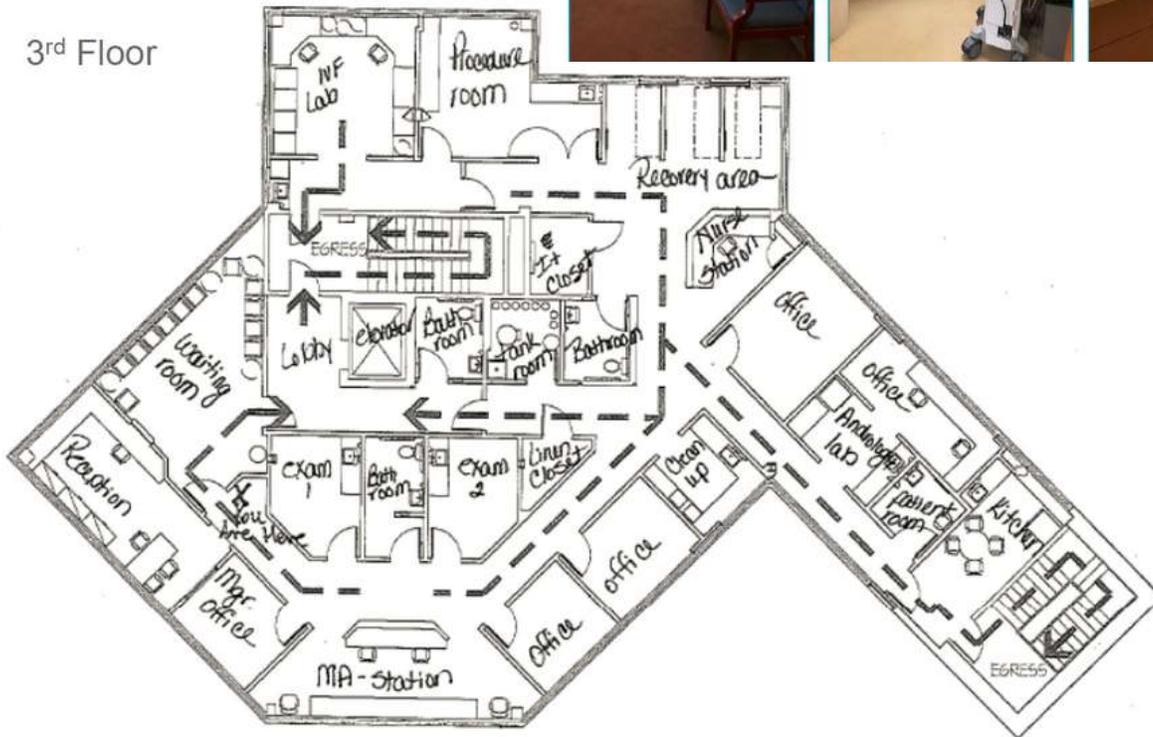


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LOCATION, LAYOUT & INTERIOR PHOTOS



3rd Floor



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