

331

ROUTE 202

MONTVILLE | NJ

MORRIS COMMERCE CENTER

BUILDING C

LEASE OR SALE

30,711 SF

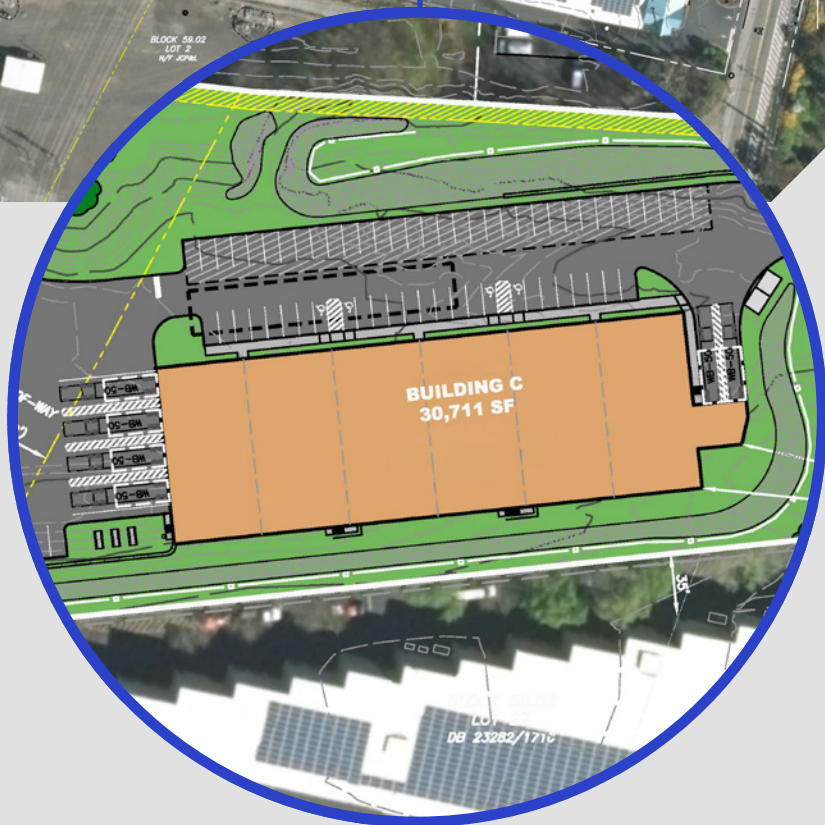
331ROUTE202.COM





BUILDING C OVERVIEW

SINGLE-STORY, MULTI-TENANT INDUSTRIAL FACILITY THAT SUPPORTS A WIDE VARIETY OF USES, INCLUDING LIGHT MANUFACTURING, WAREHOUSING, ASSEMBLY, RESEARCH AND DEVELOPMENT, AND SERVICE ORIENTED OPERATIONS. THE BUILDING CAN BE CONFIGURED FOR MULTIPLE TENANTS OR SINGLE-USER OCCUPANCY, OFFERING FLEXIBILITY FOR BOTH GROWING COMPANIES AND ESTABLISHED BUSINESSES SEEKING EFFICIENT SPACE.



PROPOSED | 30,711 SF

BUILDING SPECIFICATIONS

BUILDING SIZE	30,711 SF (DIVISIBLE)
OFFICE	1,535 SF
CLEAR HEIGHT	24'
PARKING	64 CAR SPACES
LOADING	6 LOADING DOCKS
POWER	2,000 AMPS - HEAVIER POWER POSSIBLE ADJACENT TO SUBSTATION WITH EXCESS CAPACITY
SPRINKLER	WET (ESFR CAPABLE)
FLOOR LOAD	4,000 PSI
LIGHTING	LED



ABUNDANCE
OF PARKING



FLEXIBLE
DESIGN



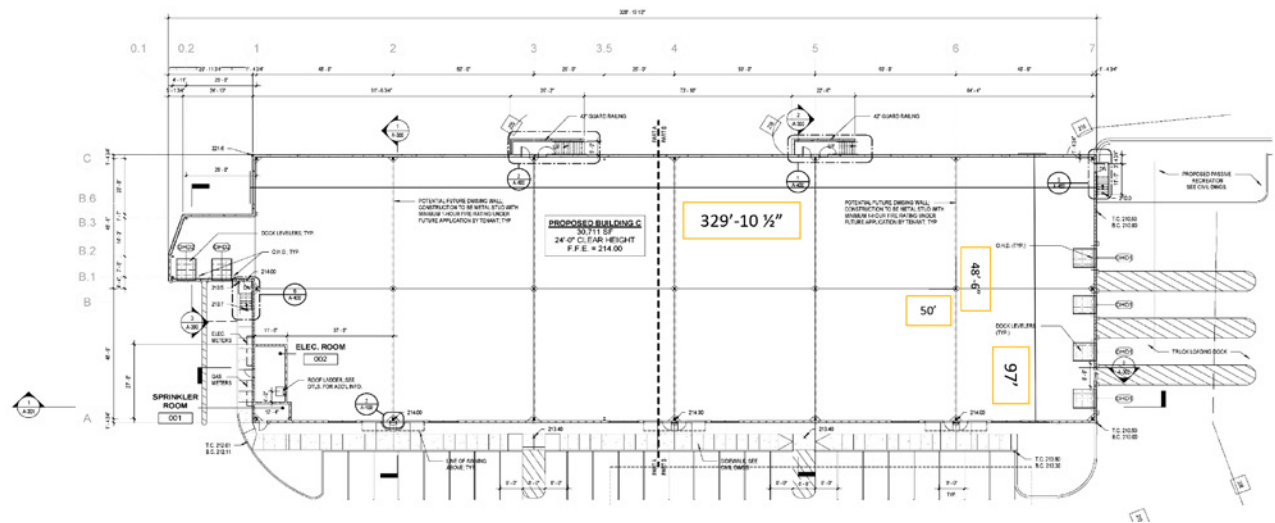
PERFECT FOR
HEAVY POWER USER
ADJACENT TO SUBSTATION
WITH EXCESS CAPACITY



LOCATED IMMEDIATELY
OFF OF ROUTE 287
AT THE ROUTE 202
INTERCHANGE

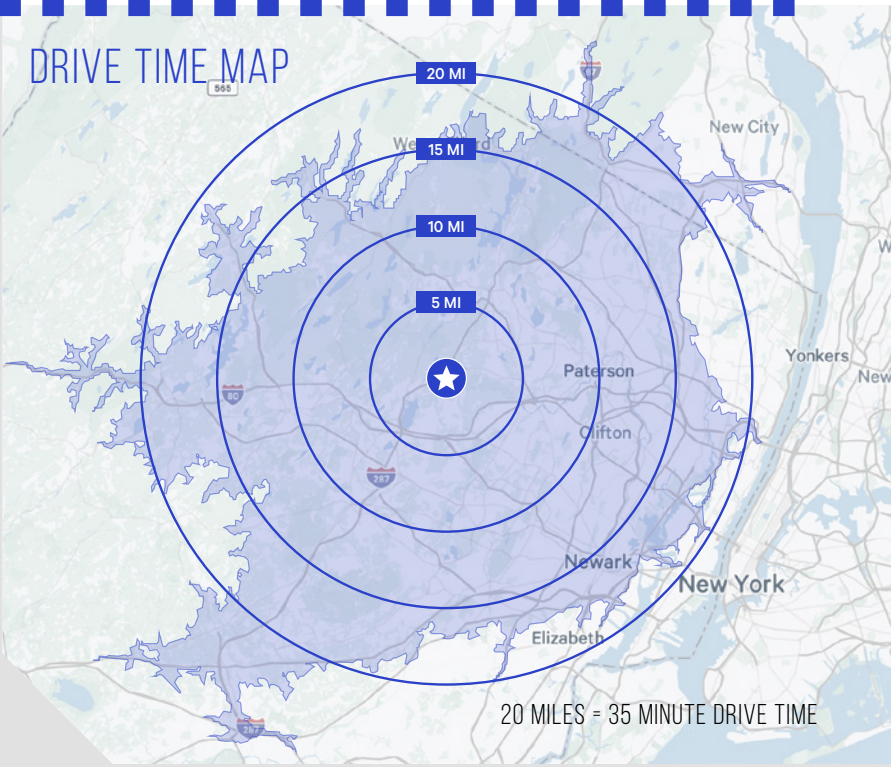


LEASE OR SALE | 30,711 SF



DRIVE TIME MAP

TRAVEL LOCATION DISTANCES		
1	PORTS NEWARK & ELIZABETH	30.3 MILES
2	NEWARK LIBERTY INT'L AIRPORT	28.9 MILES
3	LAGUARDIA INT'L AIRPORT	36.7MILES
4	JFK INT'L AIRPORT	45.5 MILES
5	GEORGE WASHINGTON BRIDGE	28.5 MILES
6	SECAUCUS JUNCTION	22.7 MILES
7	LINCOLN TUNNEL	24.5 MILES
8	HOLLAND TUNNEL	27.1 MILES



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