

331

ROUTE 202

MONTVILLE | NJ

MORRIS COMMERCE CENTER

BUILDING B

LEASE OR SALE

55,900 SF

331ROUTE202.COM



CBRE

HAMPSHIRE

DIVERSIFIED
PROPERTIES, LLC
Residential & Commercial Real Estate



BUILDING B OVERVIEW

MODERN, FLEXIBLE INDUSTRIAL BUILDING WITHIN THE 331 ROUTE 202 INDUSTRIAL PARK IN MONTVILLE, NEW JERSEY. DESIGNED TO SUPPORT A BROAD RANGE OF INDUSTRIAL, SERVICE, AND TECHNOLOGY USERS, BUILDING B DELIVERS EFFICIENT DESIGN, STRONG INFRASTRUCTURE, AND EXCEPTIONAL REGIONAL ACCESSIBILITY IN ONE OF MORRIS COUNTY'S MOST DESIRABLE COMMERCIAL CORRIDORS.



3 UNIT POTENTIAL | 55,900 SF

BUILDING SPECIFICATIONS

BUILDING SIZE	55,900 SF (DIVISIBLE)
OFFICE	2,795 SF
CLEAR HEIGHT	24'
PARKING	63 CAR SPACES / ADDT'L 88 SPACES AVAILABLE
LOADING	10 LOADING DOCKS / 2 DRIVE-IN DOORS
POWER	3,000 AMPS - HEAVIER POWER POSSIBLE ADJACENT TO SUBSTATION WITH EXCESS CAPACITY
SPRINKLER	ESFR
FLOOR LOAD	4,000 PSI
LIGHTING	LED



ABUNDANCE
OF PARKING



FLEXIBLE
DESIGN

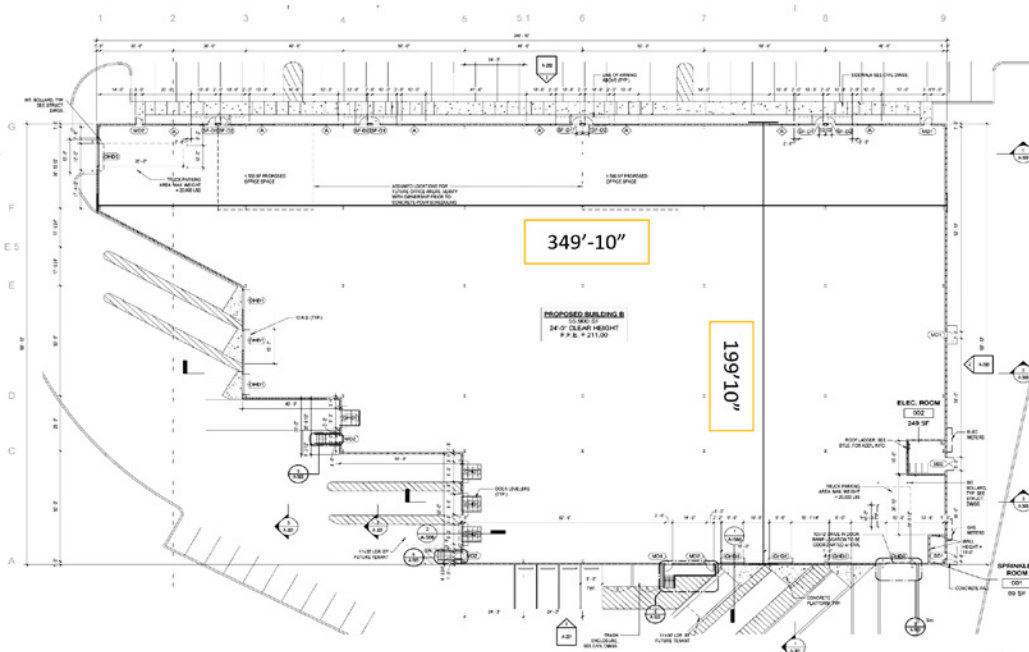


PERFECT FOR
HEAVY POWER USER
ADJACENT TO SUBSTATION
WITH EXCESS CAPACITY



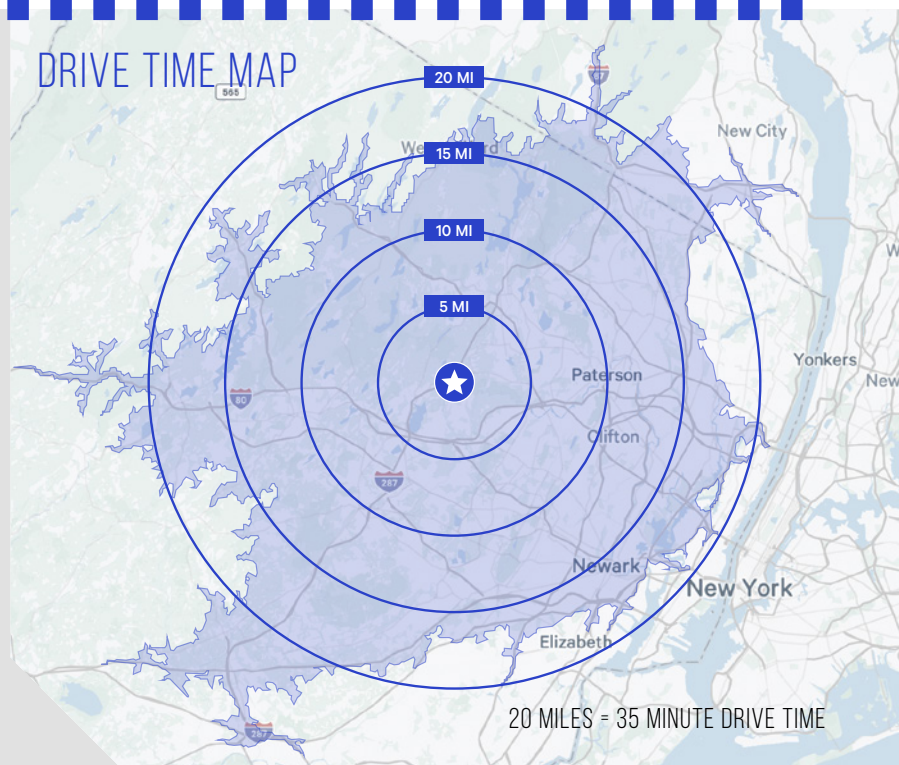
LOCATED IMMEDIATELY
OFF OF ROUTE 287
AT THE ROUTE 202
INTERCHANGE





LEASE OR SALE
55,900 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	36.7 MILES
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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MONTVILLE NJ

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