

22,500 SF

Space for Lease or Sale

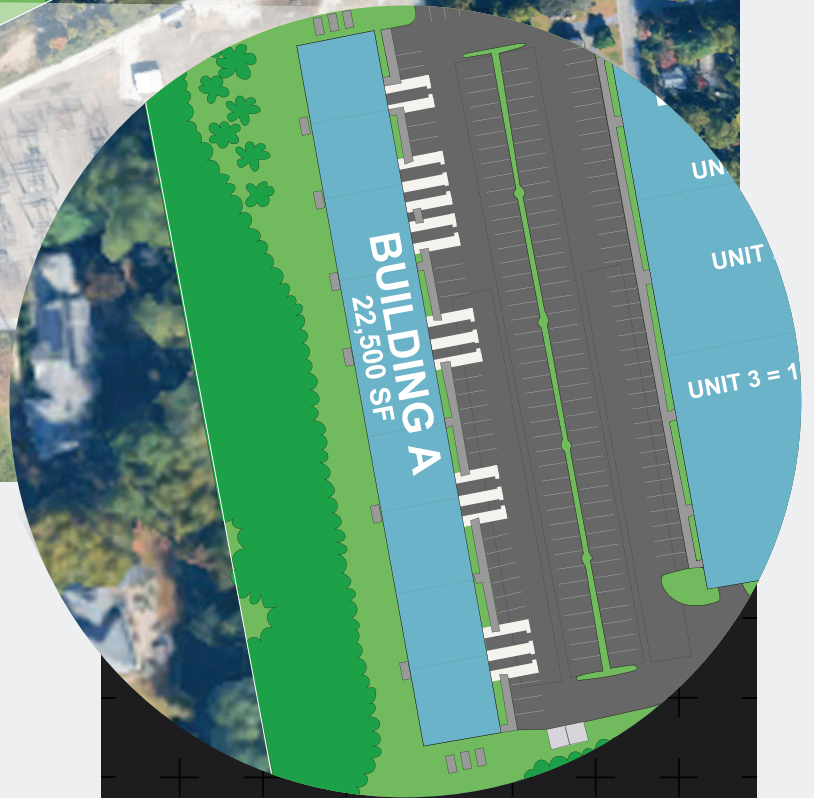
MONTVILLE
NEW JERSEY 07045



331 Route 202 BUILDING A



MORRIS COMMERCE CENTER



Building A Overview

Building A totals 22,500 square feet and is fully divisible, making it ideal for a wide range of users including light manufacturing, R&D, service operations, and specialty industrial tenants.

The structure is column-free, allowing for efficient layouts and maximum operational flexibility. With a 20-foot clear ceiling height, the building comfortably supports modern equipment, racking, and production needs.

Up to 5 UNITS
22,500 SF

Building Specifications

Building Size 22,500 SF (Divisible)

Column Spacing Column Free

Clear Height 20'

Parking 32 Car Spaces / addt'l 88 Spaces Available

Loading 10 Grade-Level Drive-in Doors

Power 1,200 Amps - Heavier Power Possible
Adjacent to Substation with Excess Capacity

Sprinkler WET

Floor Load 4,000 PSI

Lighting LED



Column Free



Perfect For Heavy Power User

Adjacent to Substation
with Excess Capacity



Flexible Design



Located Immediately Off Of Route 287

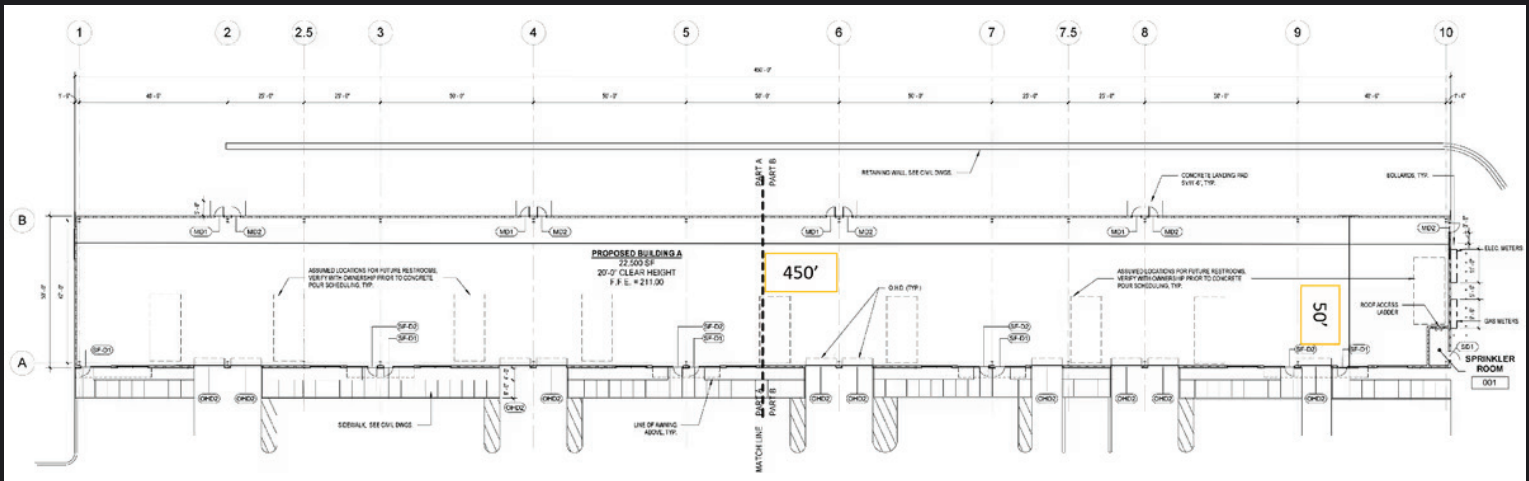
at the Route 202
Interchange





www.331route202.com

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