

55,900 SF

Lease or Sale

MONTVILLE
NEW JERSEY 07045



331 Route 202 BUILDING B



MORRIS COMMERCE CENTER



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**



**Perfect For
Heavy Power User**

Adjacent to Substation
with Excess Capacity



**Flexible
Design**



**Located Immediately
Off Of Route 287**

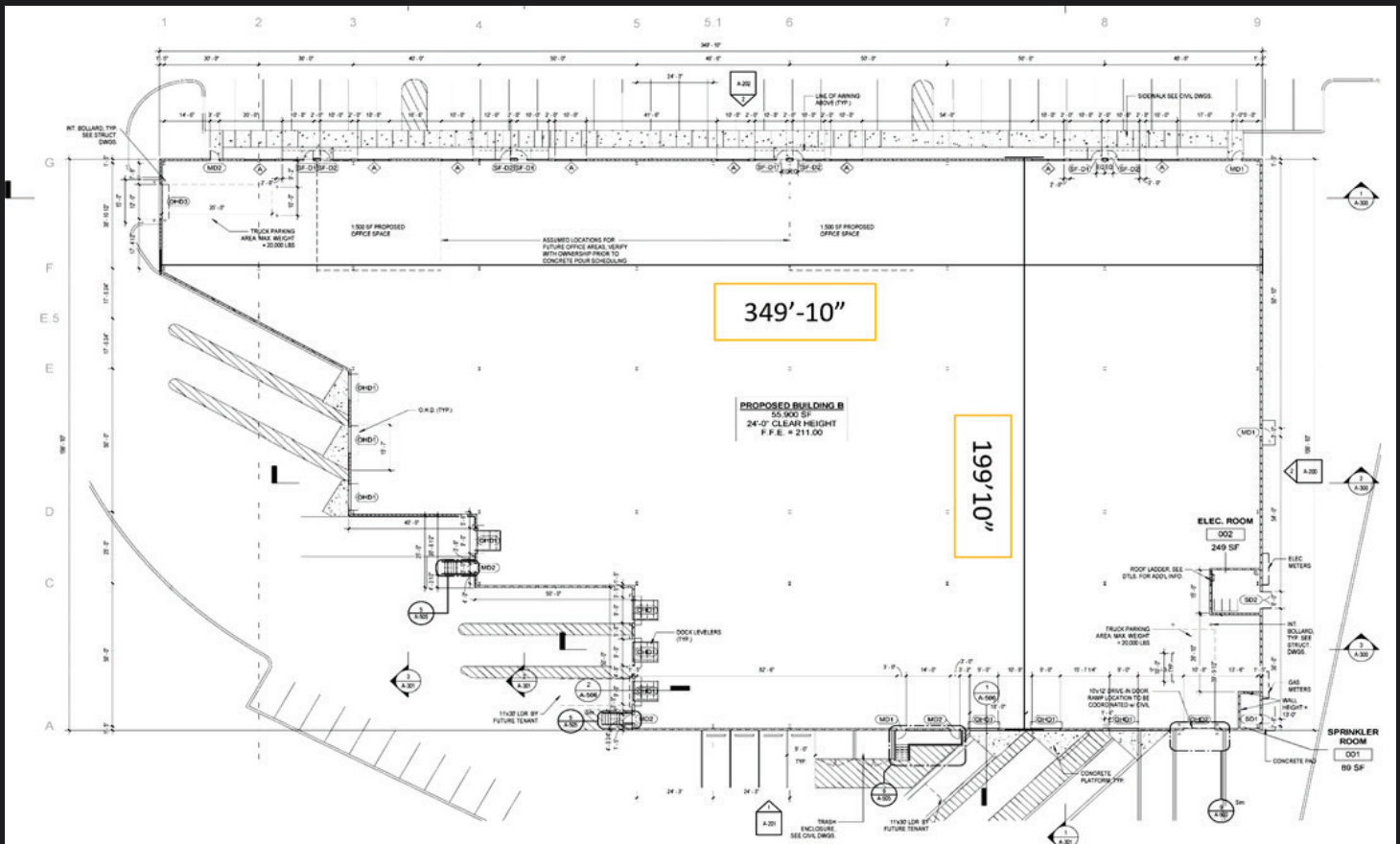
at the Route 202
Interchange





www.331route202.com

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