

331

ROUTE 202

MONTVILLE | NJ

MORRIS COMMERCE CENTER

BUILDING A

LEASE OR SALE

22,500 SF

331ROUTE202.COM

CBRE



HAMPSHIRE

DIVERSIFIED
PROPERTIES, LLC
Residential & Commercial Real Estate



BUILDING A OVERVIEW

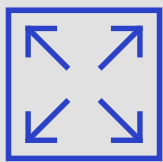
BUILDING A TOTALS 22,500 SQUARE FEET AND IS FULLY DIVISIBLE, MAKING IT IDEAL FOR A WIDE RANGE OF USERS INCLUDING LIGHT MANUFACTURING, R&D, SERVICE OPERATIONS, AND SPECIALTY INDUSTRIAL TENANTS. THE STRUCTURE IS COLUMN-FREE, ALLOWING FOR EFFICIENT LAYOUTS AND MAXIMUM OPERATIONAL FLEXIBILITY. WITH A 20-FOOT 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 / ADDITIONAL 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



FLEXIBLE
DESIGN



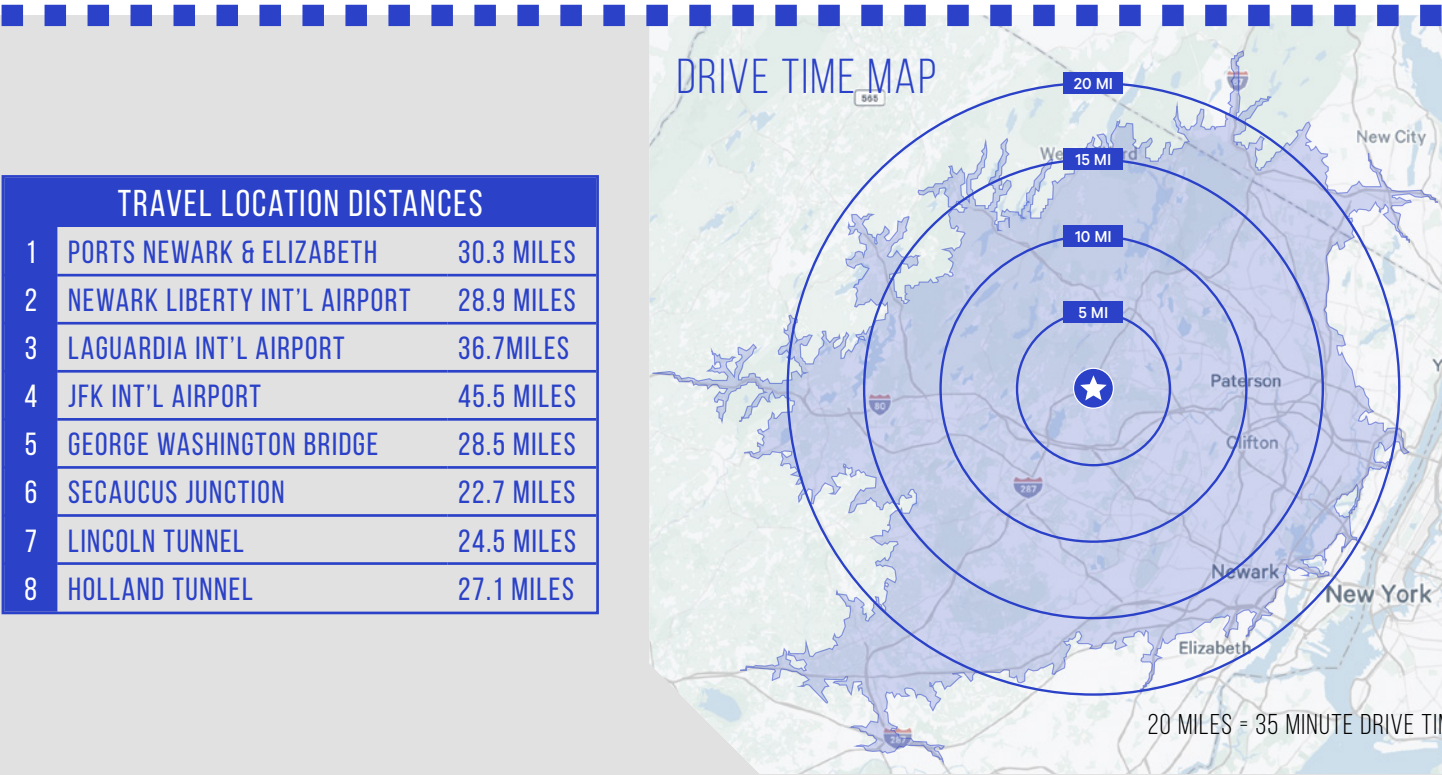
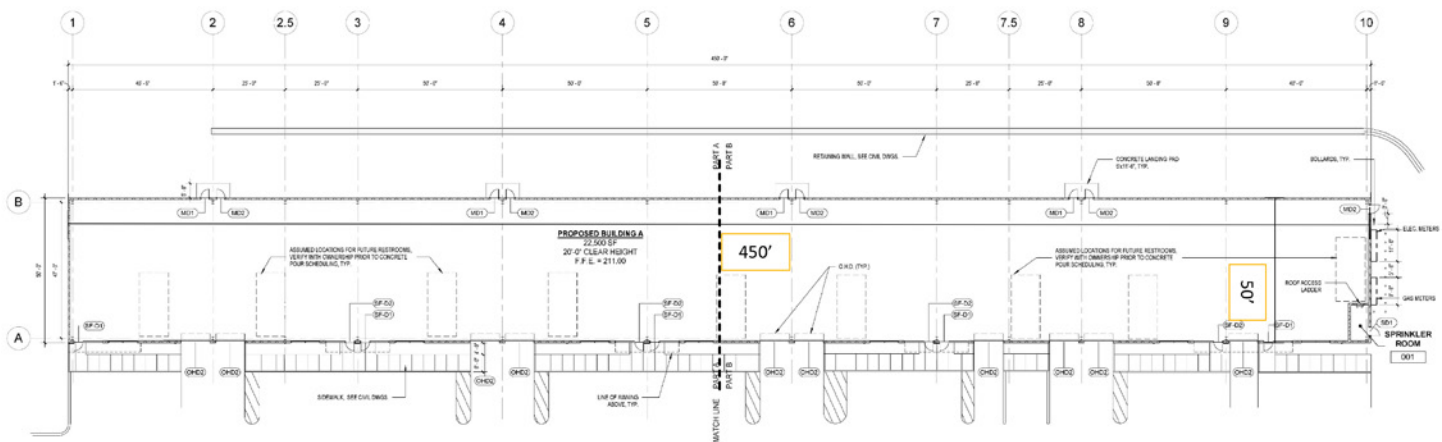
PERFECT FOR
HEAVY POWER USER
ADJACENT TO SUBSTATION
WITH EXCESS CAPACITY



LOCATED IMMEDIATELY
OFF OF ROUTE 287
AT THE ROUTE 202
INTERCHANGE



LEASE OR SALE | 22,500 SF



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

STEPHEN D'AMATO
EXECUTIVE VICE PRESIDENT
201 712 5616
STEPHEN.DAMATO@CBRE.COM

MIKE POPPLETON
ASSOCIATE
315 396 2474
MIKE.POPPLETON@CBRE.COM

331 ROUTE 202
MONTVILLE | NJ
CBRE

© 2026 CBRE, INC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. CBRE, INC. MAKES NO GUARANTEE, REPRESENTATION OR WARRANTY AND ACCEPTS NO RESPONSIBILITY OR LIABILITY AS TO THE ACCURACY, COMPLETENESS, OR RELIABILITY OF THE INFORMATION CONTAINED HEREIN. YOU SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY AND VERIFY ALL INFORMATION. ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK. CBRE AND THE CBRE LOGO ARE SERVICE MARKS OF CBRE, INC. ALL OTHER MARKS DISPLAYED ON THIS DOCUMENT ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS, AND THE USE OF SUCH MARKS DOES NOT IMPLY ANY AFFILIATION WITH OR ENDORSEMENT OF CBRE. PHOTOS HEREIN ARE THE PROPERTY OF THEIR RESPECTIVE OWNERS. USE OF THESE IMAGES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE OWNER IS PROHIBITED.