

AVAILABLE: BUILDING 1: 224,750 SF & BUILDING 2: 270,000 SF  
CLASS A NEW CONSTRUCTION FOR LEASE | IMMEDIATE OCCUPANCY

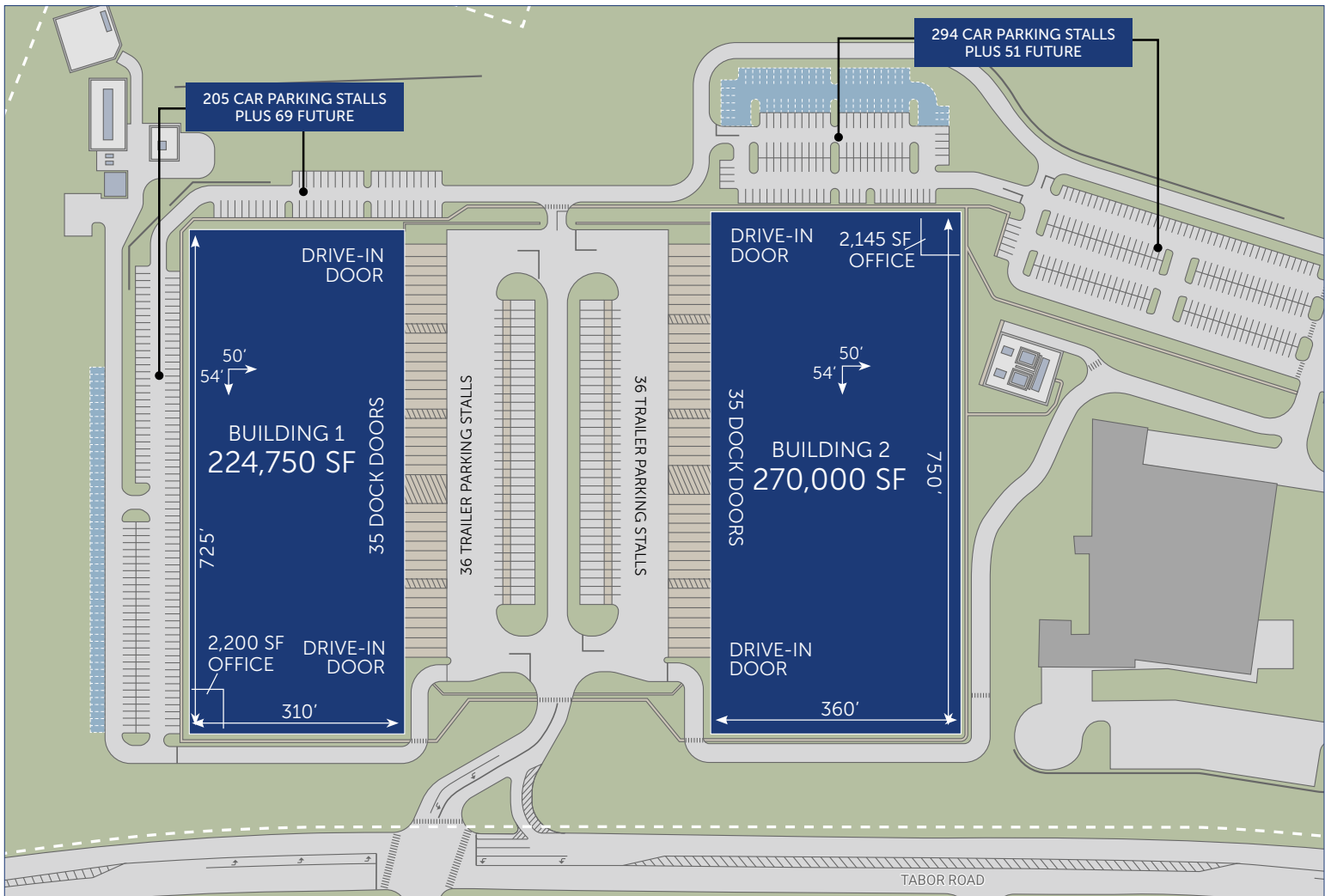
# 201 TABOR ROAD

*Morris Plains, New Jersey*





# Site Plan



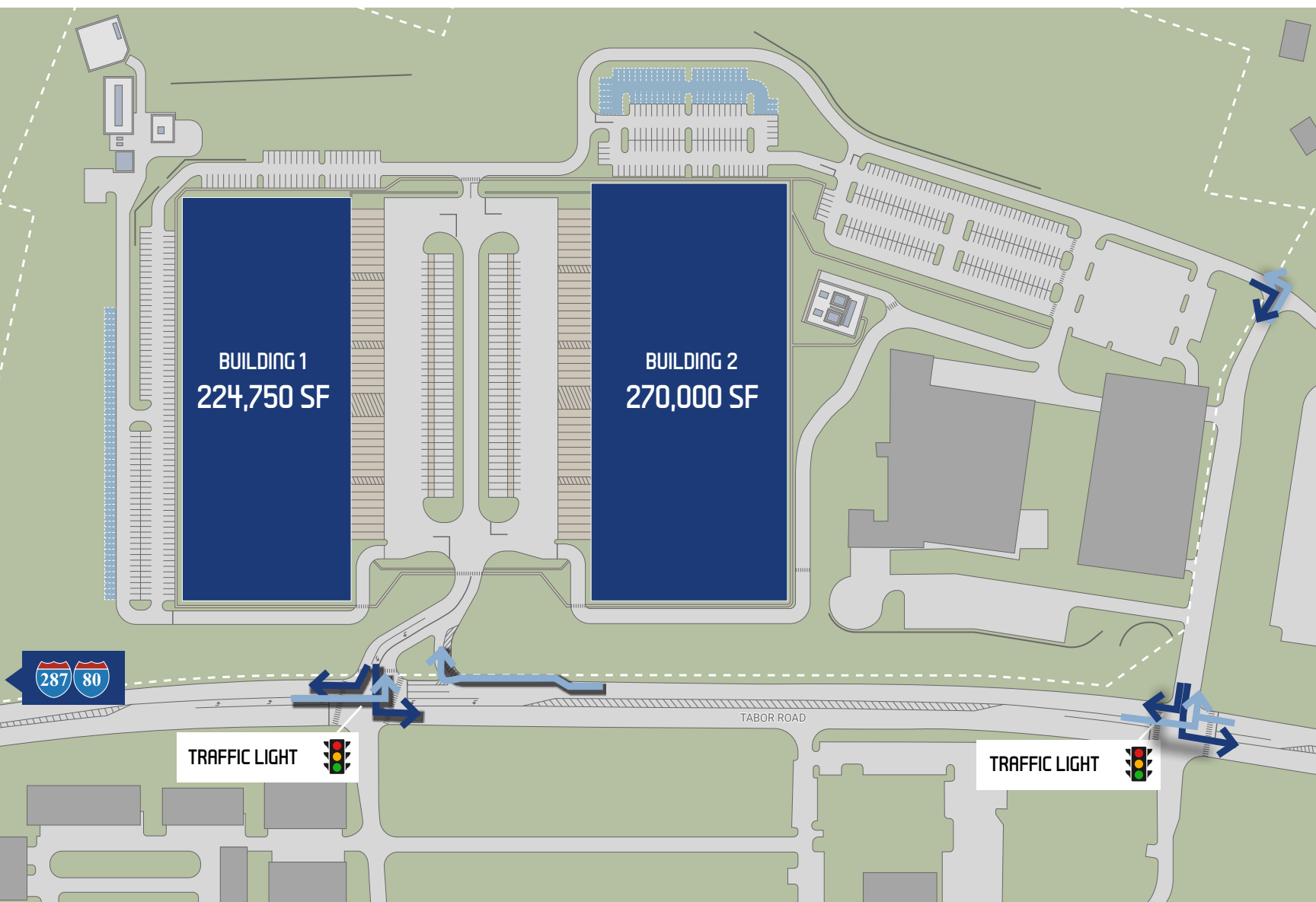
BUILDING 1: 224,750 SF



BUILDING 2: 270,000 SF



# Ingress/Egress



## Value Proposition



STATE-OF-THE-ART DESIGN



MULTIPLE MEANS OF  
INGRESS/EGRESS



36' CEILING HEIGHT



ESFR SPRINKLERS



AUTO & TRAILER PARKING



ELECTRICAL SUBSTATION  
ON SITE / HIGH POWER  
WITH DUAL FEEDS





## BUILDING SPECIFICATIONS

	BUILDING 1	BUILDING 2
SQUARE FOOTAGE	224,750 SF (DIVISIBLE)	270,000 SF
BUILDING DIMENSIONS	310' X 725'	360' X 750'
SPEC OFFICE	2,200 SF	2,145 SF
CEILING HEIGHT	36'	36'
COLUMN SPACING	54' x 50'	54' x 50'
SPEED BAY SIZE	54' x 60'	54' x 60'
DOCK DOORS	35	35
DRIVE-IN DOORS	2	2
CAR PARKING	205 (Plus 69 Future)	294 (Plus 51 Future)
TRAILER PARKING	36	36
SPRINKLERS	ESFR	ESFR
POWER	Electrical Substation On Site / High Power With Dual Feeds	Electrical Substation On Site / High Power With Dual Feeds
OCCUPANCY	Immediate	Immediate



**NEWMARK**



**Lincoln Equities Group, LLC**



## Key Access Points

- ACCESS TO ROUTE 10 0.5 MILES
- ACCESS TO ROUTE 287 3.0 MILES
- ACCESS TO ROUTE 80 5.5 MILES

201  
TABOR RD

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**NEWMARK**



**Lincoln Equities Group, LLC**