

210 WEST PARKWAY

POMPTON PLAINS, NJ

12,665 SF
SUITE 7
INDUSTRIAL FOR LEASE



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The subject property is a light industrial/flex condominium unit located in the established **Westpark Business Center**, a multi-building industrial park in Pequannock Township (Morris County), NJ. The unit offers approximately 12,665 square feet of mixed-use space (warehouse/distribution with dedicated office component), including high ceilings, loading dock access, and functional layout suitable for warehousing, distribution, light manufacturing, or showroom/office hybrid users.

Key attributes include:

- **Zoning:** I-2 Industrial – supports a wide range of industrial, warehouse, and flex uses.
- **Location Advantages:** Excellent highway access to I-287 and NJ Route 23 (approximately 1 mile), providing strong connectivity to the broader Northern New Jersey market, New York metro, and regional logistics networks.
- **Building Features:** Condominium ownership structure in a well-maintained park with shared amenities, private loading, and flexible office/warehouse configuration.



AVAILABLE SPACE

±12,665 SF
Office: 4,000 SF



LOADING

1 Drive-in



CEILING HEIGHT

25'



ZONING

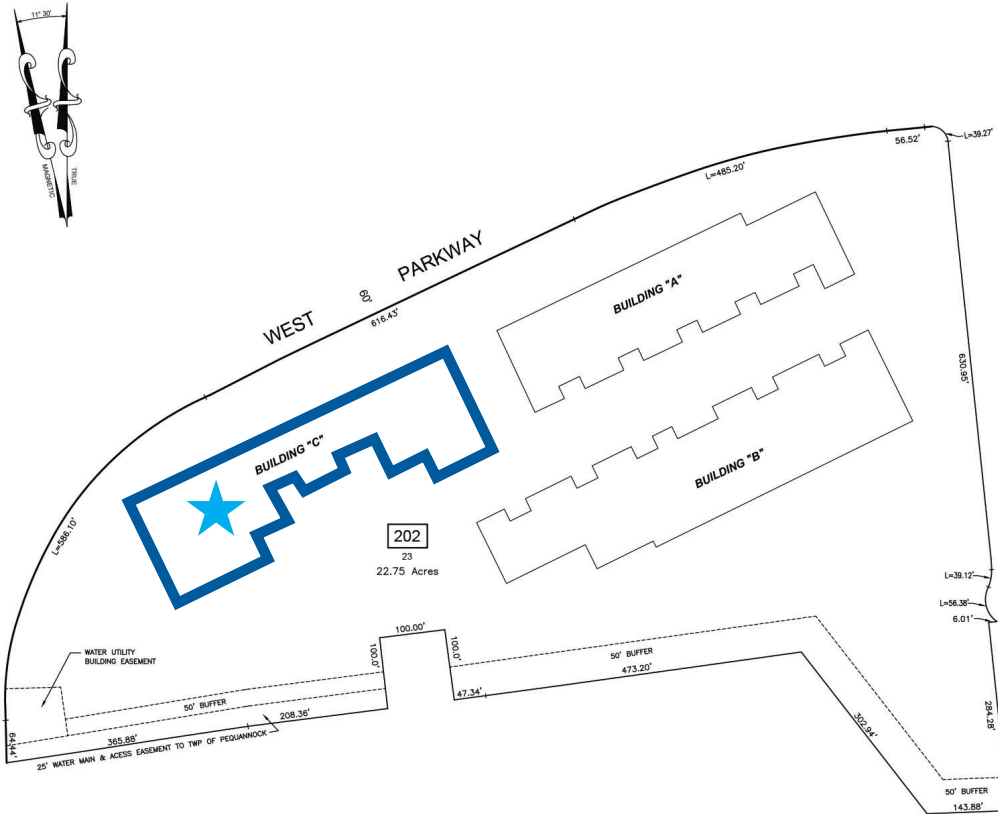
I-2



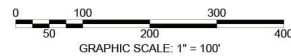
TAXES/CAM

\$4.50 PSF

*"WESTPARK BUSINESS CENTER, A CONDOMINIUM"
MASTER DEED RECORDED OCTOBER 16, 1989 IN DB 3201 PG 224*

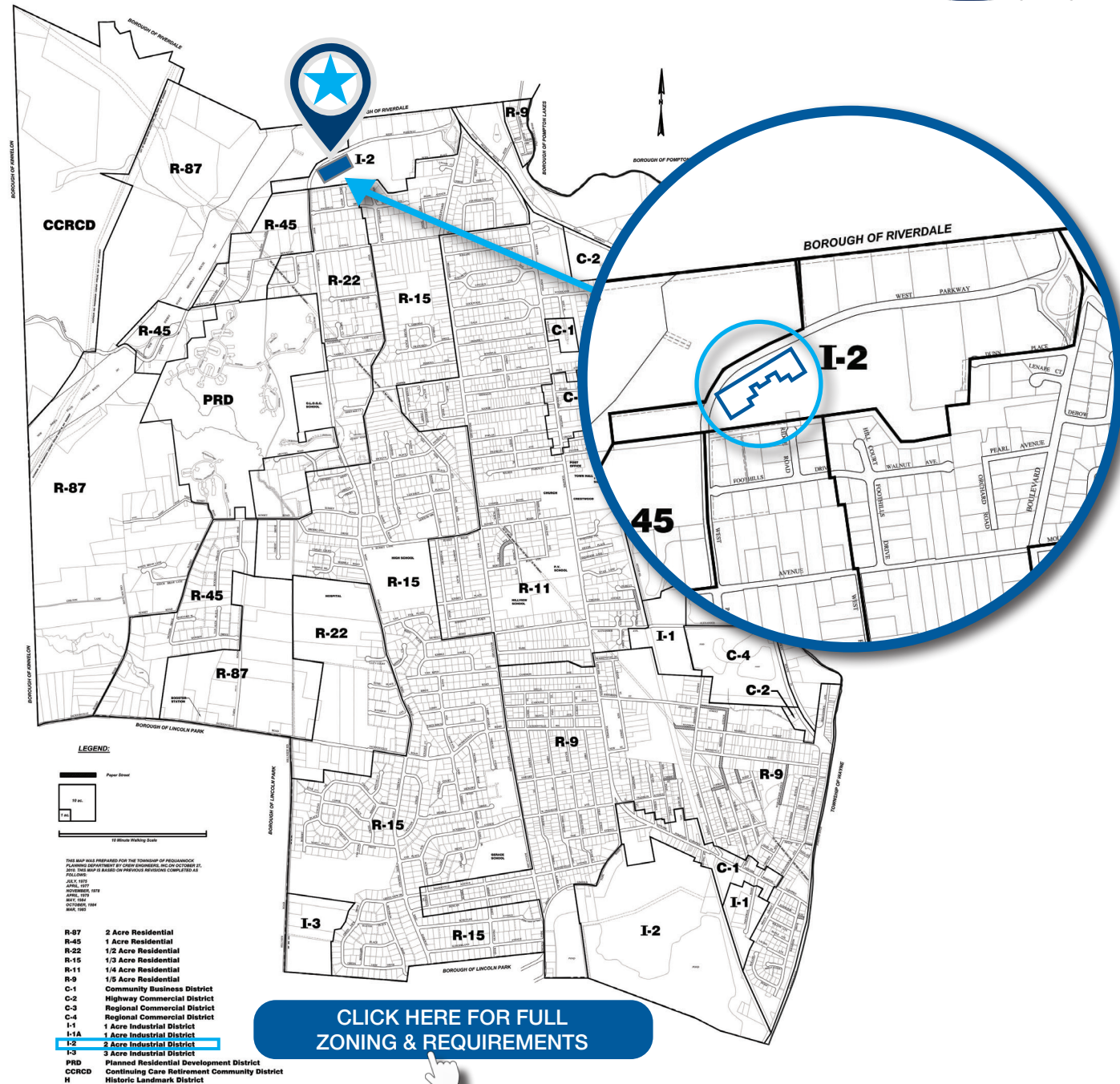


SEE SHEET 2



Block	Lot	Qualifier	Property Location	Building	Unit Number	Square Footage	% of Common Elements
202	23	C1.01	230 WEST PARKWAY	A	1A	7191.0	2.1424
202	23	C1.02	230 WEST PARKWAY	A	2A	6735.0	2.0282
202	23	C1.03	230 WEST PARKWAY	A	3A	3430.5	1.8484
202	23	C1.04	230 WEST PARKWAY	A	4A	3697.5	1.4703
202	23	C1.05	230 WEST PARKWAY	A	5A	7735.0	2.4992
202	23	C1.06	230 WEST PARKWAY	A	6A	7058.5	2.6912
202	23	C1.07	230 WEST PARKWAY	A	7A	4201.5	1.6074
202	23	C1.08	230 WEST PARKWAY	A	8A	3607.5	1.925
202	23	C1.09	230 WEST PARKWAY	A	9A	7601.5	2.0438
202	23	C1.10	230 WEST PARKWAY	A	10A	3533.5	1.5953
202	23	C1.11	230 WEST PARKWAY	A	11A	3337.0	1.3964
202	23	C1.12	230 WEST PARKWAY	A	12A	1086.5	0.7389
202	23	C1.14	230 WEST PARKWAY	A	14A	2819.3	1.149
202	23	C1.15	230 WEST PARKWAY	A	3-1A	1332.0	0.7917
202	23	C1.16	230 WEST PARKWAY	A	3-2A	3533.5	1.3519
202	23	C1.17	230 WEST PARKWAY	A	4-1A	4037.5	1.3574
202	23	C1.18	230 WEST PARKWAY	A	7-1A	3533.5	1.3591
202	23	CA015	230 WEST PARKWAY	A	15A	3913.5	1.3772
202	23	C2.02	220 WEST PARKWAY	B	1B & 2B	13325.0	5.0337
202	23	C2.03	220 WEST PARKWAY	B	3B	3162.5	1.2028
202	23	C2.04	220 WEST PARKWAY	B	4B & 5B	15698.3	5.9705
202	23	C2.05	220 WEST PARKWAY	B	6B & 7B	15779.3	6.0014
202	23	C2.06	220 WEST PARKWAY	B	8B	9955.7	3.7865
202	23	C2.07	220 WEST PARKWAY	B	9B	8485.0	3.2271
202	23	C210	220 WEST PARKWAY	B	10B	8485.0	3.2271
202	23	C211	220 WEST PARKWAY	B	11B	10220.0	3.887
202	23	C212	220 WEST PARKWAY	B	12B	8828.0	3.3733
202	23	C213	220 WEST PARKWAY	B	13B	10094.0	3.6165
202	23	C214	220 WEST PARKWAY	B	14B	900.0	---
202	23	C3.01	210 WEST PARKWAY	C	1C	11466.8	4.5883
202	23	C3.02	210 WEST PARKWAY	C	2C	6590.0	3.1533
202	23	C3.03	210 WEST PARKWAY	C	3C	8577.8	3.601
202	23	C3.04	210 WEST PARKWAY	C	4C	4017.3	1.5314
202	23	C3.05	210 WEST PARKWAY	C	5C	7331.1	3.7993
202	23	C3.06	210 WEST PARKWAY	C	6C	8777.9	3.6021
202	23	C3.07	210 WEST PARKWAY	C	7C	12655.0	4.9996
202	23	C3.08	210 WEST PARKWAY	C	8C	11553.3	4.4048
202	23	C3.09	210 WEST PARKWAY	C	9C	4121.5	1.5768

ZONING MAP



CLICK HERE FOR FULL
ZONING & REQUIREMENTS

HIGHWAY MAP



SUBJECT PROPERTY

INTERSTATE
287

23

1
Mile to
**Route 23
& I-287**

AREA MAP

