



Turner Engineering Building

14 Morris Ave, Mountain Lakes, NJ 07046

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Turner Engineering Building

Upon Request

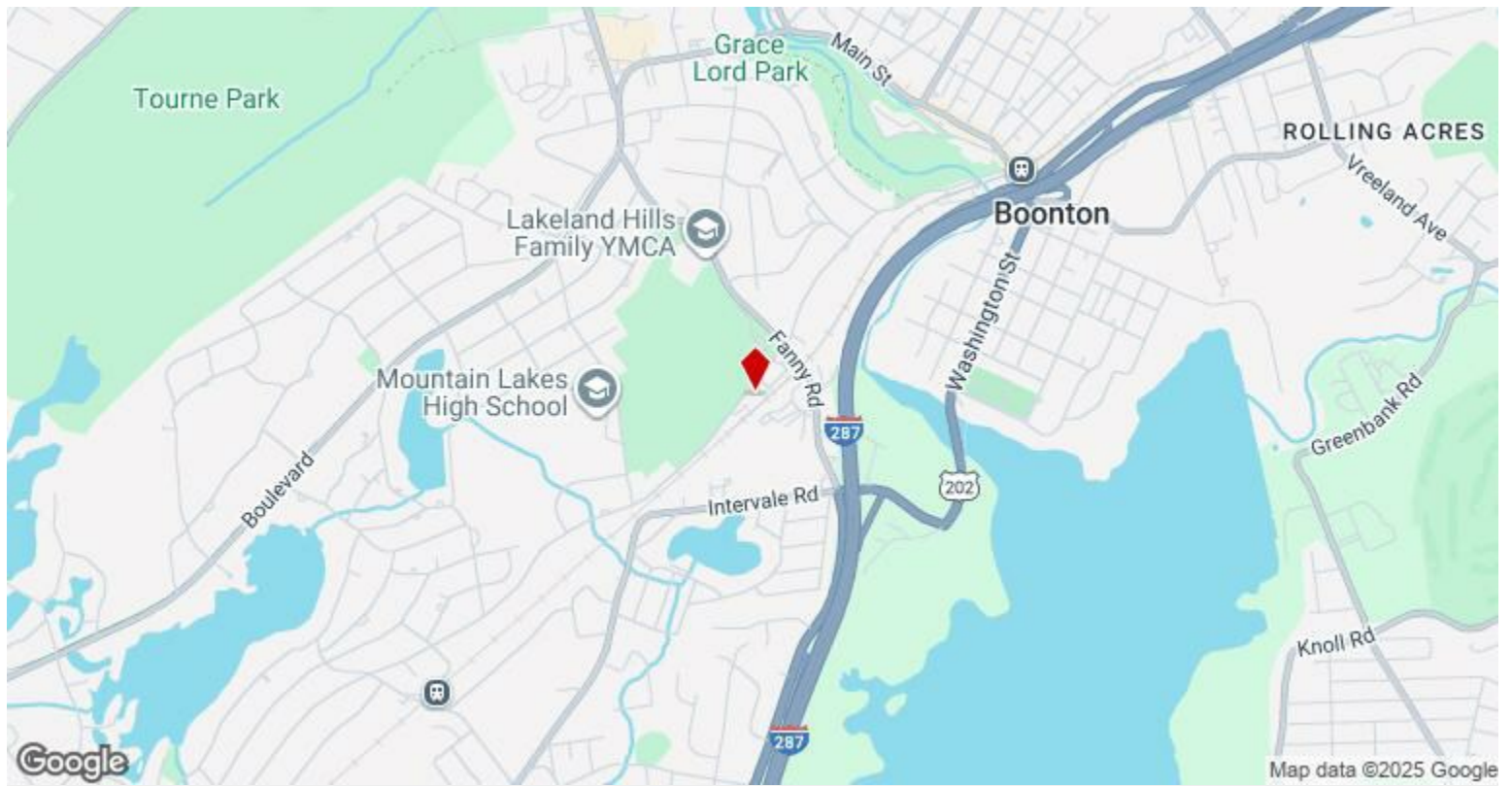
Building Size: 12,000+/- SF (6,156+/- SF office Lab Shop 4,844+/- SF Warehouse, Wood, Metal & Stock room, 1,000+/- Mezz.) Lot Size: 1.77 acres or 77,302 SF Parking: 32 spaces. Expandable to 16 additional spaces Loading: 4 Drive in motorized doors, 1 TB loading dock with hydraulic lift, 1 roll up door Ceiling Height: 22' - 32' Clear Span Warehouse Power: 1,000 Amps Location: Just off exit I-287 Exit #43, close to 287, 80, 280,78, Rt 10, RT46 Available: Immediately Asking Price: Upon Request Comments: Above avg. electric, cable & internet distribution; RF (Radio Frequency)Satellite dishes on roof; 18" W by 16' H OH door capable of a truck to drive through warehouse

Property be sold in "As Is" condition....

- Clear-Span Warehouse
- Just off Route 287
- Heavy Power
- Scenic Location



Price:	Upon Request
Property Type:	Flex
Building Class:	B
Sale Type:	Owner User
Lot Size:	1.77 AC
Gross Building Area:	12,000 SF
Rentable Building Area:	12,000 SF
No. Stories:	1
Year Built:	1998
Tenancy:	Multi
Parking Ratio:	2.67/1,000 SF
No. Dock-High Doors/Loading:	1
No. Drive In / Grade-Level Doors:	3
Zoning Description:	OL-2
APN / Parcel ID:	25-00089-0000-00002



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Property Photos



Warehouse



Heavy Power

Property Photos



Property Photos



2 of the 6 bathrooms



Side View

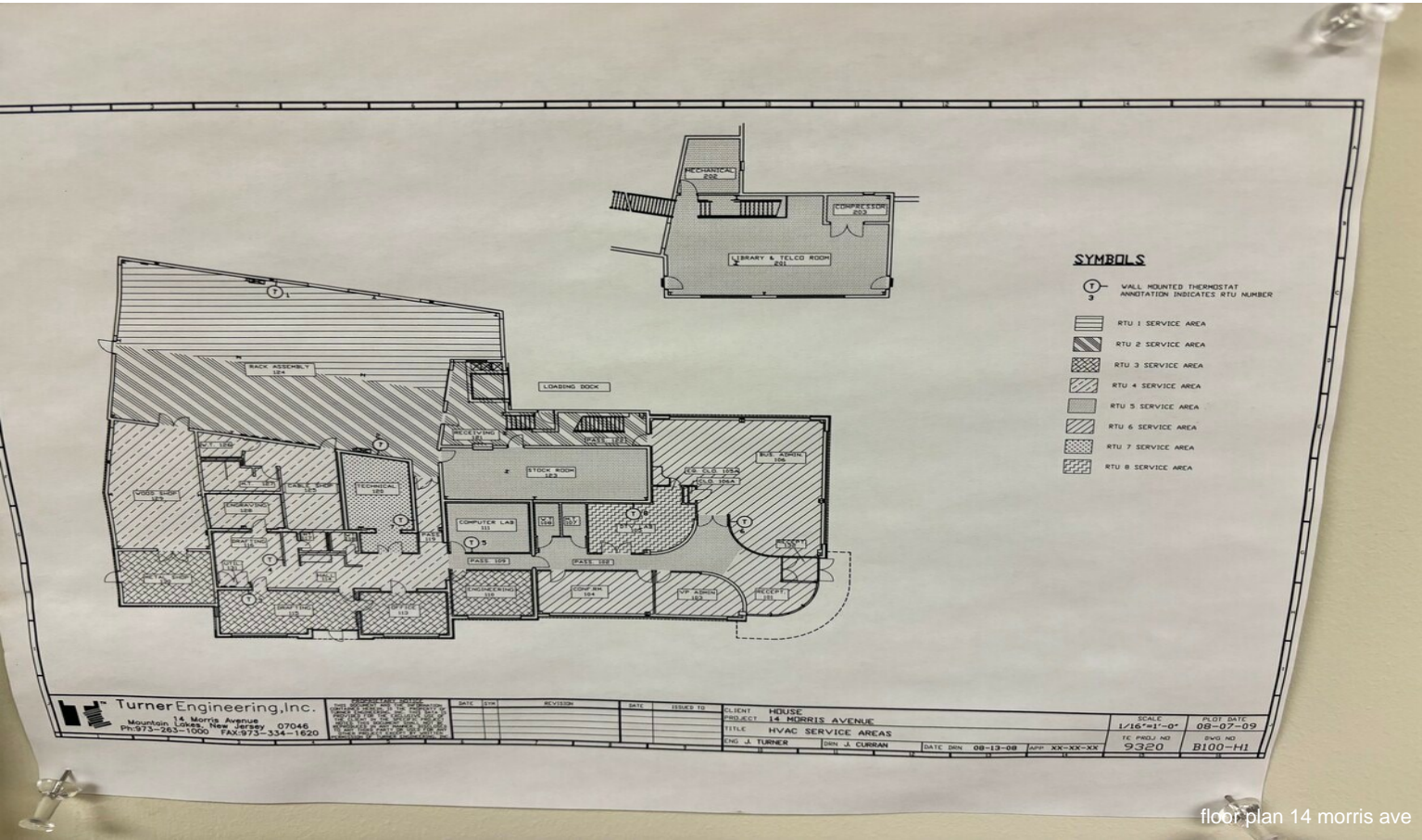
Property Photos



Property Photos



Interior Photo



floor plan 14 morris ave

FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING STRUCTURE

DESCRIPTION	QUANTITY	UNIT
CONCRETE	1000	CU YD
STEEL	100	TONS
BRICK	10000	SQ YD
GLASS	1000	SQ FT
PAINT	100	TONS
ROOFING	1000	SQ YD
MECHANICAL	100	TONS
ELECTRICAL	100	TONS
PLUMBING	100	TONS
HEATING	100	TONS
Cooling	100	TONS
Other	100	TONS
TOTAL	10000	TONS

14 MORRIS AVE FLOOR PLAN III

The floor plan of Morris Avenue is a detailed architectural drawing showing the layout of the building. The plan includes a variety of rooms and spaces, each labeled with a name and a number. Key areas include:

- Office Spaces:** Multiple offices are distributed throughout the plan, including Office 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
- Library:** A large library space is located in the central part of the plan.
- Conference Room:** A conference room is situated near the library.
- Reception:** A reception area is located near the entrance.
- Technical Rooms:** Several technical rooms are shown, including Technical Rm. 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.
- Other Rooms:** Other rooms include a food shop, metal shop, utility room, and a loading dock.

The plan also includes numerous dimensions, a north arrow, and a title block at the bottom right corner.

Property Photos

