



LINCOLN LOGISTICS MORRIS PLAINS

201 TABOR ROAD

morris plains, new jersey 07950



224,750 SF INDUSTRIAL
BUILDING 1

270,000 SF INDUSTRIAL
BUILDING 2

CLASS A NEW CONSTRUCTION FOR LEASE // IMMEDIATE OCCUPANCY

BUILDING 1: 224,750 SF // BUILDING 2: 270,000 SF



CBRE

LINCOLNLOGISTICSMORRISPLAINS.COM

PROPERTY HIGHLIGHTS

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MASTER PLANNED INDUSTRIAL PARK TOTALING 494,750 SF
BUILDING 1: 224,750 SF // BUILDING 2: 270,000 SF



STATE-OF-THE-ART DESIGN



MULTIPLE MEANS OF
INGRESS/EGRESS



40' CEILING HEIGHT



ESFR SPRINKLERS



AUTO & TRAILER PARKING

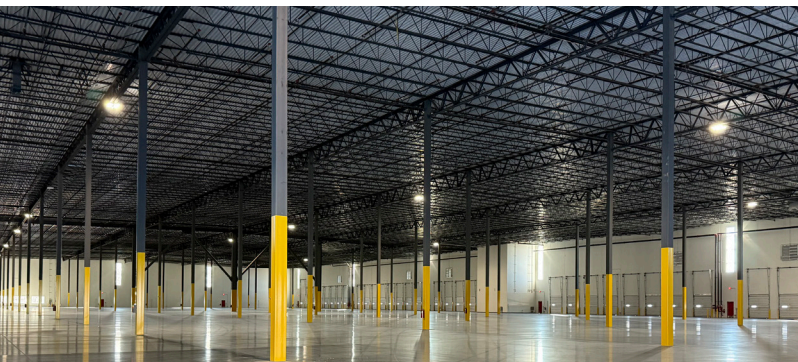


ELECTRICAL SUBSTATION
ON SITE / HIGH POWER
WITH DUAL FEEDS

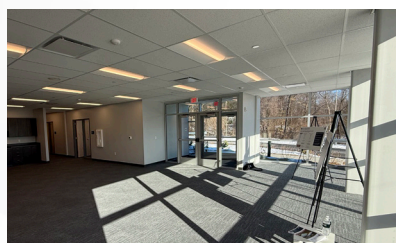
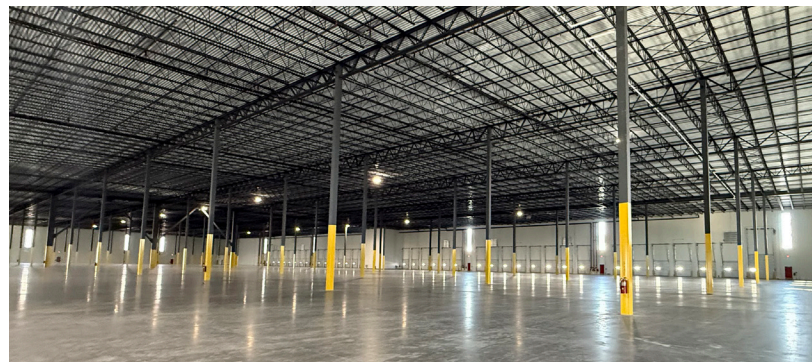
PERMITTED USES

- » Light Industrial
- » Warehouse
- » Wholesale Establishments
- » Self-Storage Facility
- » Child-Care Center
- » Executive Conference / Training Center
- » Limited Manufacturing
- » Moving / Storage Operation
- » Office / Research, Design & Testing Labs
- » Healthcare / Medical / Fitness Center

BUILDING 1: 224,750 SF



BUILDING 2: 270,000 SF





BUILDING 1: 224,750 SF // BUILDING 2: 270,000 SF

SPECIFICATIONS

224,750 SF (DIVISIBLE)

310' X 725'

2,200 SF

40'

54' X 50'

54' X 60'

35

2

205 (PLUS 69 FUTURE)

36

ESFR

ELECTRICAL SUBSTATION ON SITE /
HIGH POWER WITH DUAL FEEDS

IMMEDIATE

270,000 SF

360' X 750'

2,145 SF

40'

54' X 50'

54' X 60'

35

2

294 (PLUS 51 FUTURE)

36

ESFR

ELECTRICAL SUBSTATION ON SITE /
HIGH POWER WITH DUAL FEEDS

IMMEDIATE

SQUARE FOOTAGE

BUILDING DIMENSIONS

SPEC OFFICE

CEILING HEIGHT

COLUMN SPACING

SPEED BAY SIZE

DOCK DOORS

DRIVE-IN DOORS

CAR PARKING

TRAILER PARKING

SPRINKLERS

POWER

OCCUPANCY

KEY DISTANCES

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LOCATED OFF OF ROUTE 10 WITH ACCESS TO
ROUTES 287, 80, 280 AND 46.



3 MILES
TO ROUTE 287



5.5 MILES
TO ROUTE 80



8 MILES
TO ROUTE 280



30 MILES
TO NEWARK
INTERNATIONAL AIRPORT



32 MILES
TO PORTS NEWARK
/ ELIZABETH



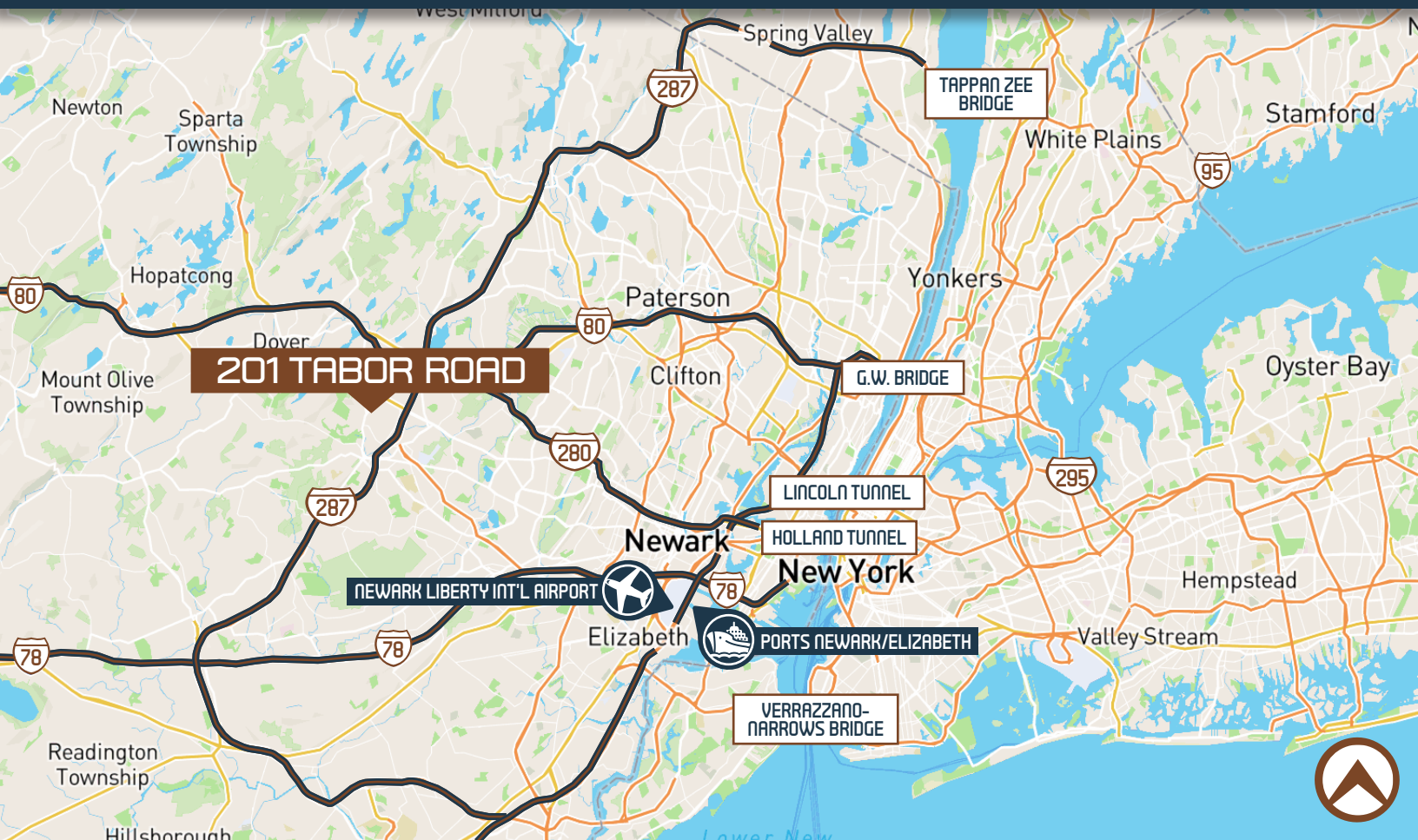
35 MILES
TO NEW YORK CITY



35 MILES
TO GEORGE WASHINGTON
BRIDGE



45 MILES
TO TAPPAN ZEE
BRIDGE



ACCESS

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INGRESS / EGRESS





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CONTACT US FOR MORE INFORMATION OR TO SCHEDULE A TOUR

CBRE

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