

8,000 SF, 43,560 SF AND 83,440 SF AVAILABLE

1 CORY ROAD

Morristown, NJ

WHERE PRICE, PLACE, PARKING & POWER DELIVER

PREMIER
INDUSTRIAL
OPPORTUNITY
IN MORRIS
COUNTY
OFFERING
SCALE, ACCESS,
AND VALUE

Discover flexible industrial space with competitive pricing, excellent highway access, robust power, and abundant parking — all steps from Morristown transit and amenities.

✓ PRICE

Competitive rates & below-average OPEX

✓ PLACE

Easy access to Rts 287, 80, 10 & 24; walkable amenities; close to Morristown Station

✓ PARKING

2 acres of additional paved & lit parking

✓ POWER

4,000 amps | 3-phase | 277/480V

- › BUILT IN 1986
- › 296,000 SF (TOTAL BUILDING)
- › 17.89 ACRES
- › **2 ACRES OF ADDITIONAL PARKING AVAILABLE**
- › 20' CEILING
- › WET SPRINKLER
- › 40' X 25' COLUMN SPACING
- › ROOFTOP SOLAR
- › NEW ROOF INSTALLED 2023
- › EASY ACCESS TO ROUTES 287, 80, 24, AND 10
- › ALL AMENITIES WITHIN WALKING DISTANCE
- › CLOSE TO TRANSIT ORIENTED MORRISTOWN

3 UNITS AVAILABLE

NONCONTIGUOUS

UNIT 1:

83,440 SF

- › 2 oversized interior loading doors
- › 2 dock doors
- › 1 drive-in

UNIT 2:

±43,560 SF - 51,560 SF

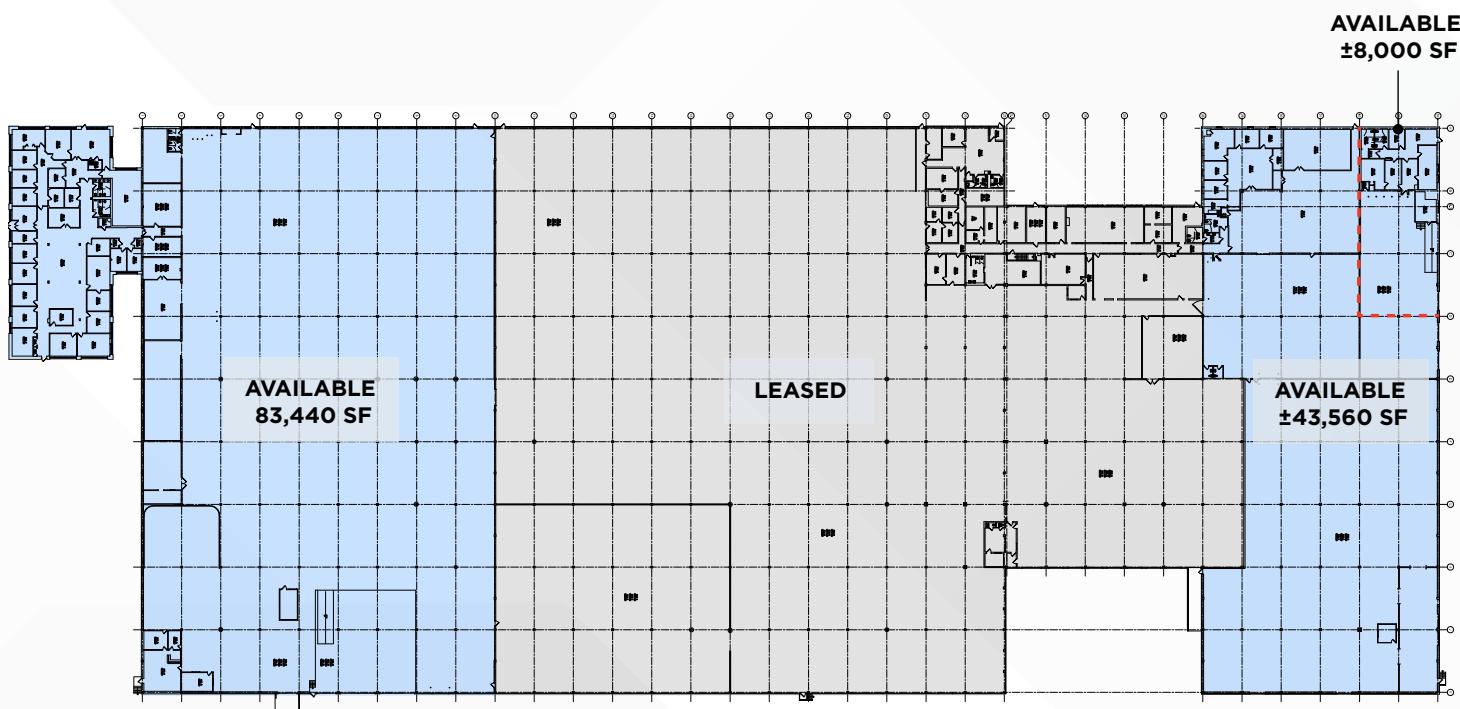
(Combined with ±8,000 SF - Unit 3)

- › 2 standard docks (expandable)
- › 2 shallow court docks

UNIT 3:

±8,000 SF

- › 3 drive-ins



BROKER CONTACT

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SPACE PHOTOS



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PREMIER ACCESS



Strategically located in the heart of Morris County, 1 Cory Road offers immediate access to I-287 with seamless connectivity to I-80, I-78, Route 24, and Route 10 — linking Northern New Jersey's logistics corridor to the ports, airport, and Manhattan within 30-45 minutes.

DRIVE TIMES

| | |
|-----------------------------------------|------------|
| I-287 (on-ramp) | 3 minutes |
| I-80 Interchange | 10 minutes |
| Parsippany Business District | 10 minutes |
| I-78 Interchange | 15 minutes |
| Bridgewater / Somerville Corridor | 25 minutes |
| Newark Liberty International Airport | 30 minutes |
| Port Newark / Elizabeth Marine Terminal | 35 minutes |
| Meadowlands / Secaucus | 35 minutes |
| New York City (Lincoln Tunnel) | 40 minutes |

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