

# FOR LEASE

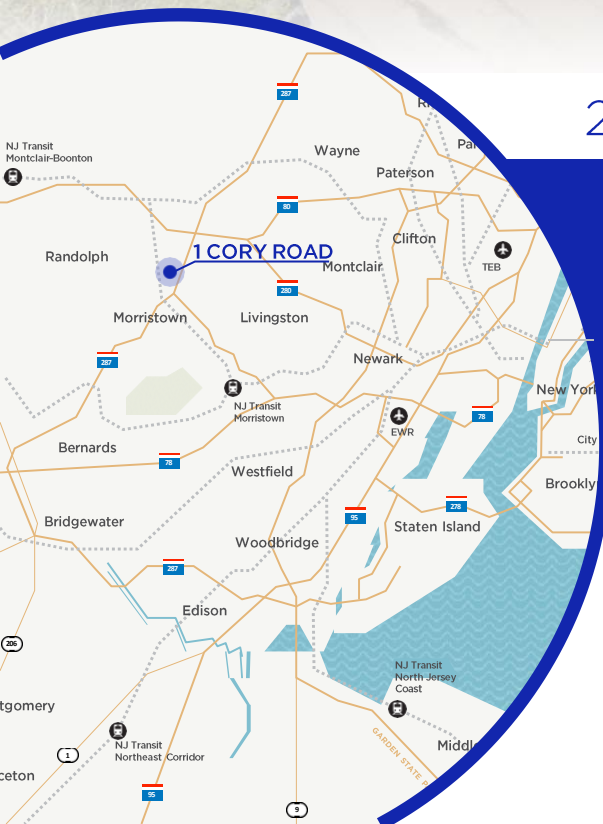


±43,560 SF - 83,440 SF AVAILABLE

1 Cory Road, Morristown, New Jersey



## 2 UNITS AVAILABLE - NONCONTIGUOUS



### UNIT 1: 83,440 SF

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

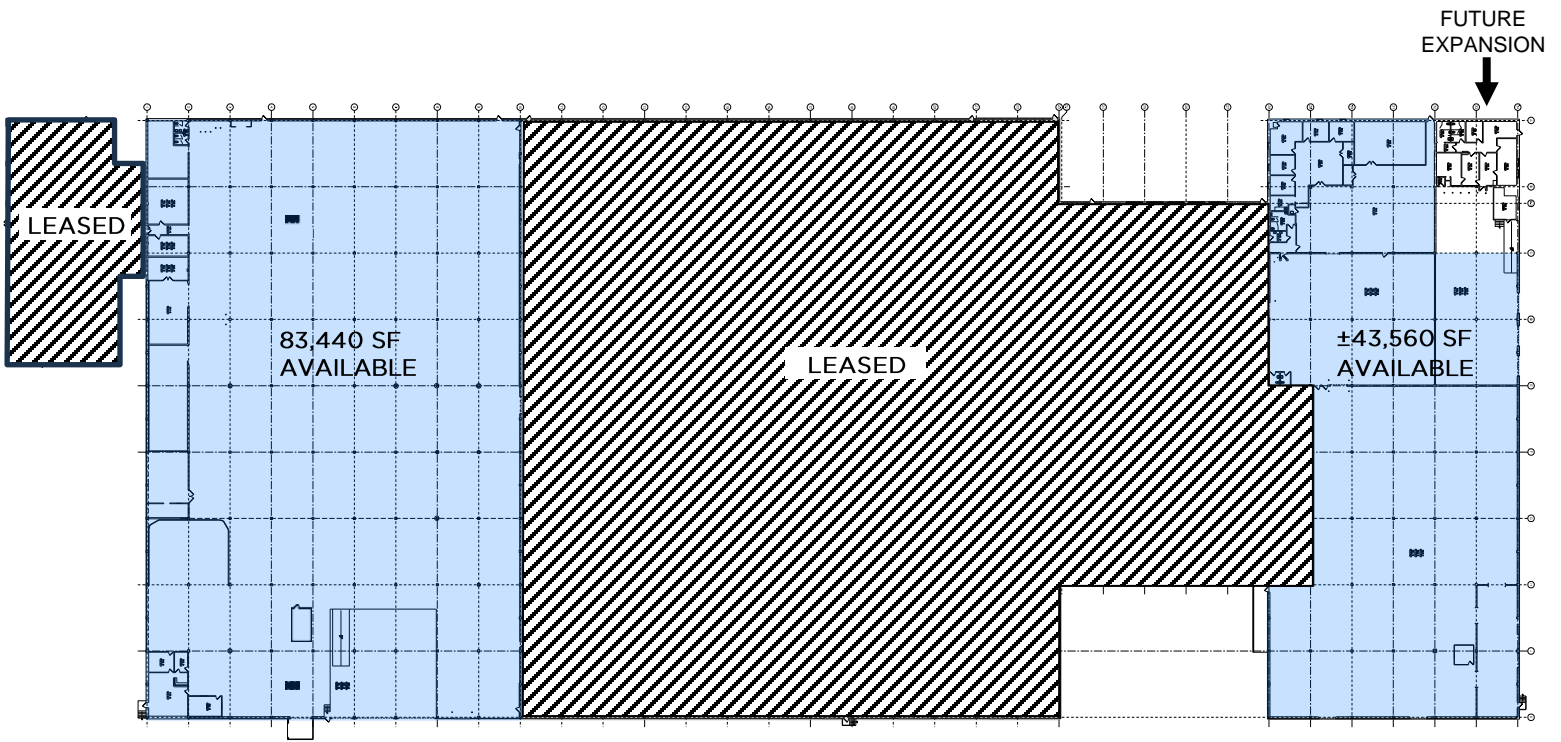
- BUILT IN 1986
- 296,000 SF (TOTAL BUILDING)
- 17.89 ACRES
- 1 ACRE OF ADDITIONAL PARKING AVAILABLE**
- 20' CEILING
- WET SPRINKLER
- 40'X 25' COLUMN SPACING

### UNIT 2: ±43,560

- 2 standard docks (expandable)
- 2 shallow court docks
- Future available expansion of 8,000 SF with 3 drive ins

- ROOF TOP SOLAR
- NEW ROOF INSTALLED 2023
- EASY ACCESS TO ROUTES 287, 80, 24, AND 10
- ALL AMENITIES WITHIN WALKING DISTANCE
- CLOSE TO TRANSIT ORIENTED MORRISTOWN

# Floor Plan



# Rear View



## Broker Contact:

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