

331

ROUTE 202

MONTVILLE | NJ

MORRIS COMMERCE CENTER

NEW
INDUSTRIAL/FLEX
DEVELOPMENT

BUILDINGS A · B · C

331ROUTE202.COM



CBRE



BUILD TO SPEC
OPPORTUNITY



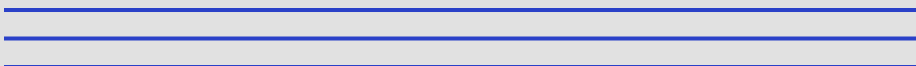
ABUNDANCE
OF PARKING



PERFECT FOR
HEAVY POWER USER
ADJACENT TO SUBSTATION
WITH EXCESS CAPACITY



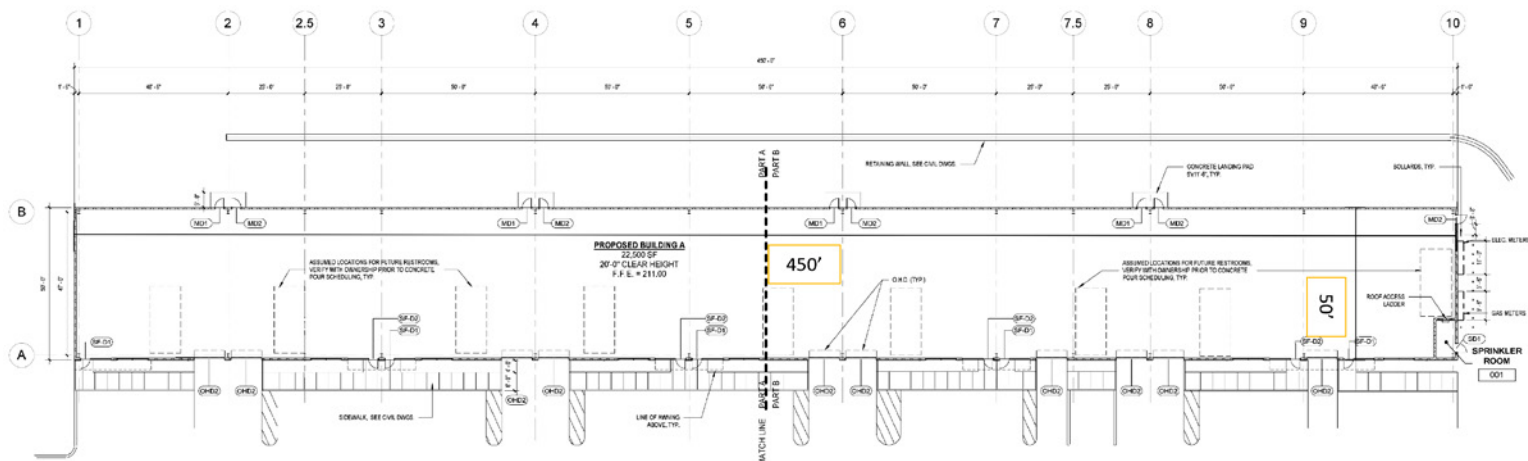
LOCATED IMMEDIATELY
OFF OF ROUTE 287
AT THE ROUTE 202
INTERCHANGE



BUILDING A SPECIFICATIONS



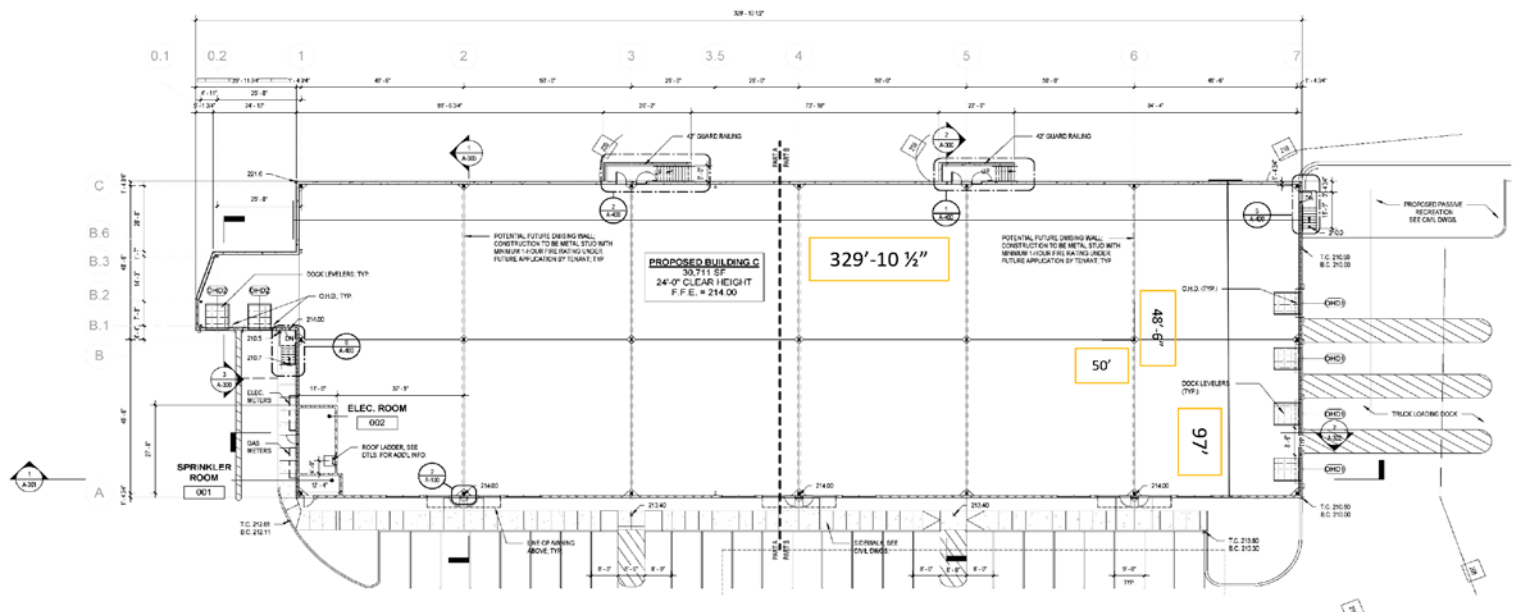
BUILDING SIZE	22,500 SF (DIVISIBLE)
COLUMN SPACING	COLUMN FREE
CLEAR HEIGHT	20'
PARKING	32 CAR SPACES / ADDT'L 88 SPACES AVAILABLE
LOADING	10 DRIVE-IN DOORS
POWER	1,200 AMPS
SPRINKLER	WET
FLOOR LOAD	4,000 PSI
LIGHTING	LED

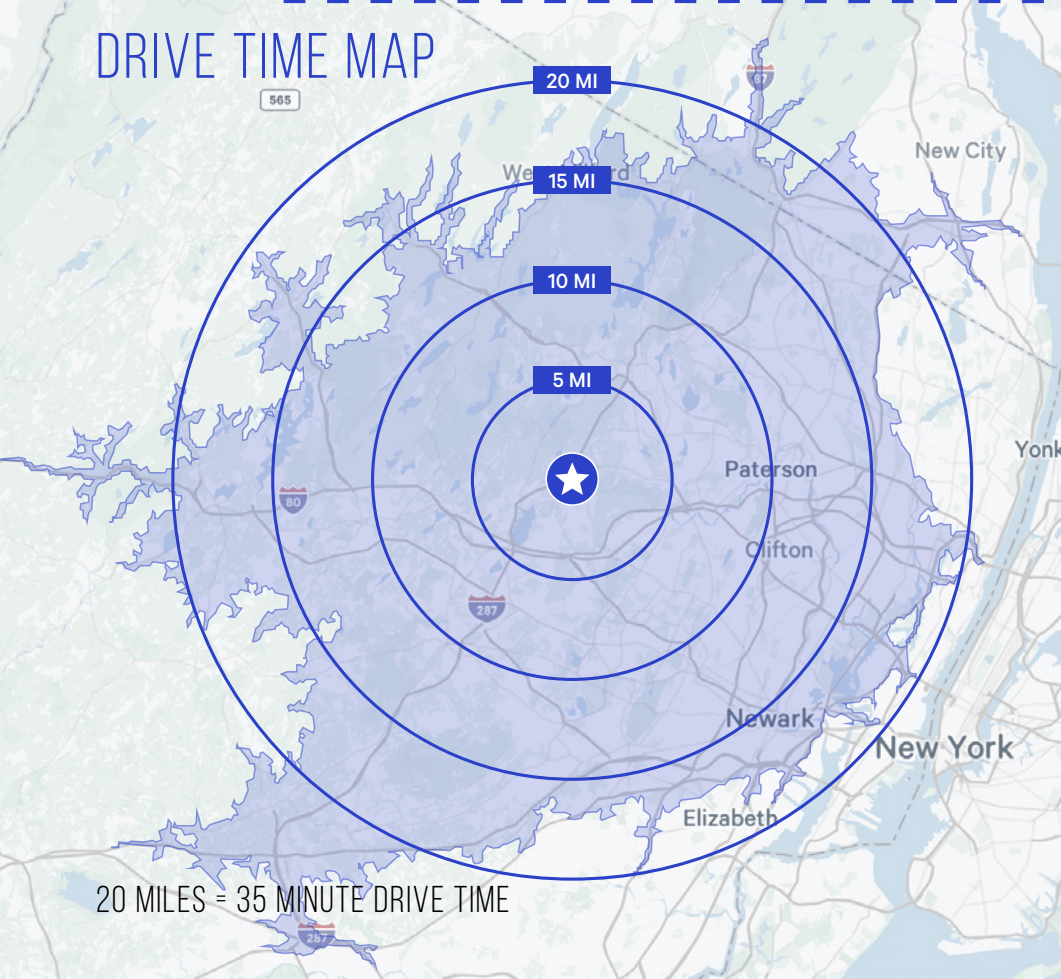




BUILDING C SPECIFICATIONS

BUILDING SIZE	30,711 SF (DIVISIBLE)
OFFICE	1,535 SF
CLEAR HEIGHT	24'
PARKING	64 CAR SPACES
LOADING	6 LOADING DOCKS
POWER	2,000 AMPS - HEAVIER POWER POSSIBLE; ADJACENT TO SUBSTATION WITH EXCESS CAPACITY
SPRINKLER	WET (ESFR CAPABLE)
FLOOR LOAD	4,000 PSI
LIGHTING	LED





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