

331

ROUTE 202

MONTVILLE | NJ

MORRIS COMMERCE CENTER

NEW
INDUSTRIAL/FLEX
DEVELOPMENT

BUILDINGS A · B · C

331ROUTE202.COM

 **DIVERSIFIED**
PROPERTIES, LLC
Residential & Commercial Real Estate

 **HAMPSHIRE**



CBRE



BUILD TO SPEC
OPPORTUNITY



ABUNDANCE
OF PARKING



PERFECT FOR
HEAVY POWER USER
ADJACENT TO SUBSTATION
WITH EXCESS CAPACITY

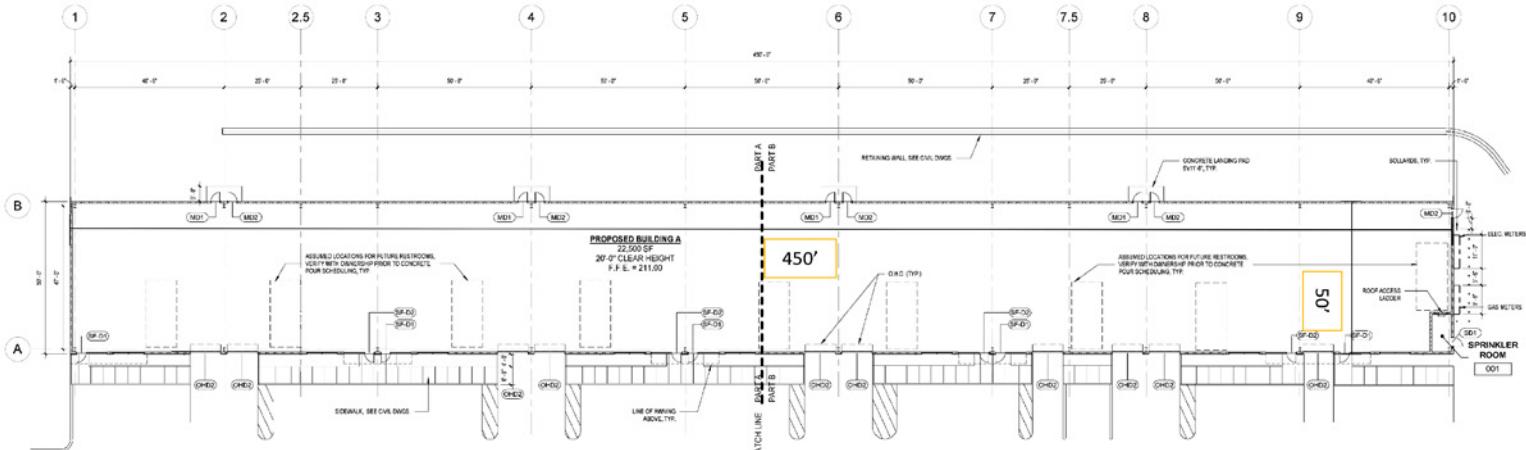


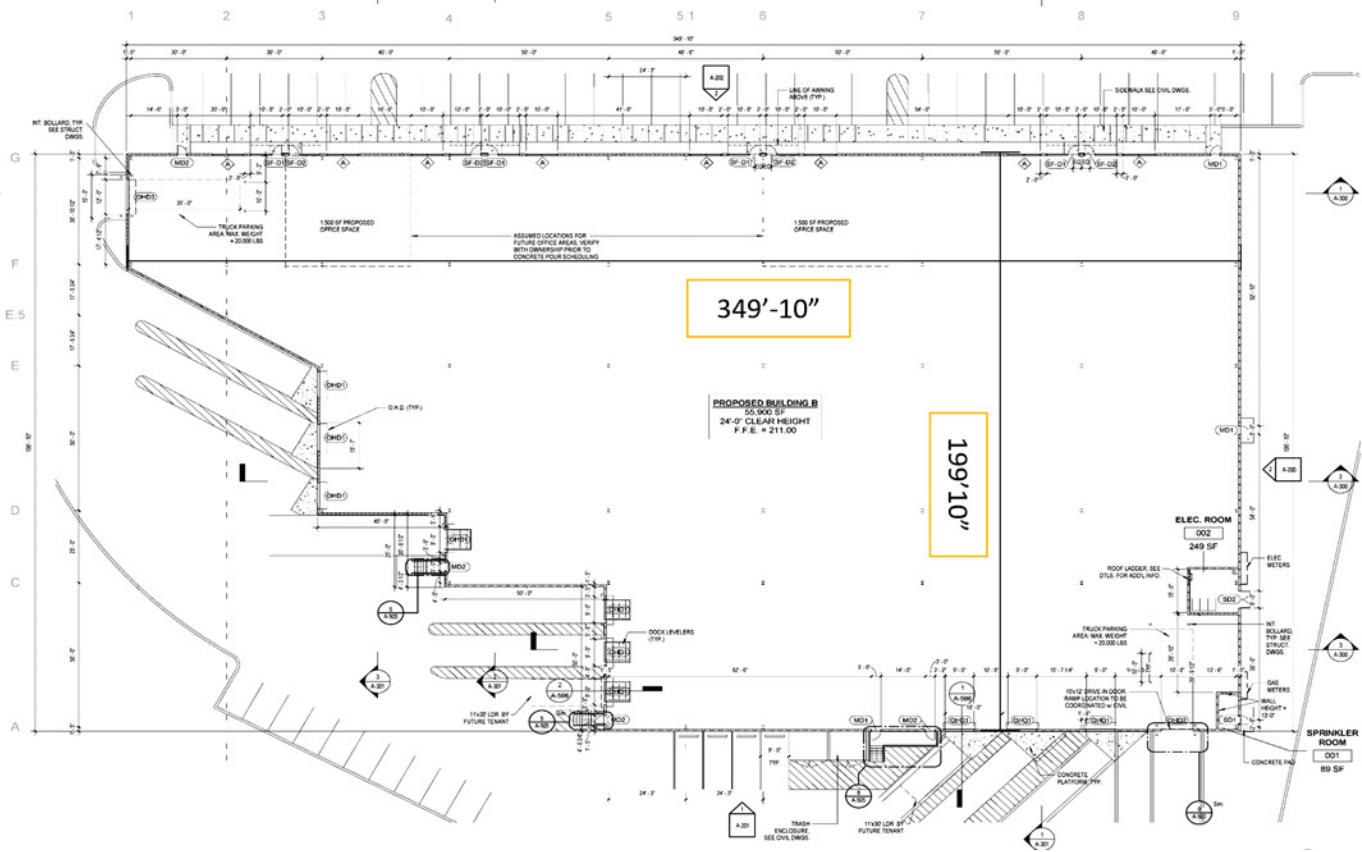
LOCATED IMMEDIATELY
OFF OF ROUTE 287
AT THE ROUTE 202
INTERCHANGE

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 B SPECIFICATIONS

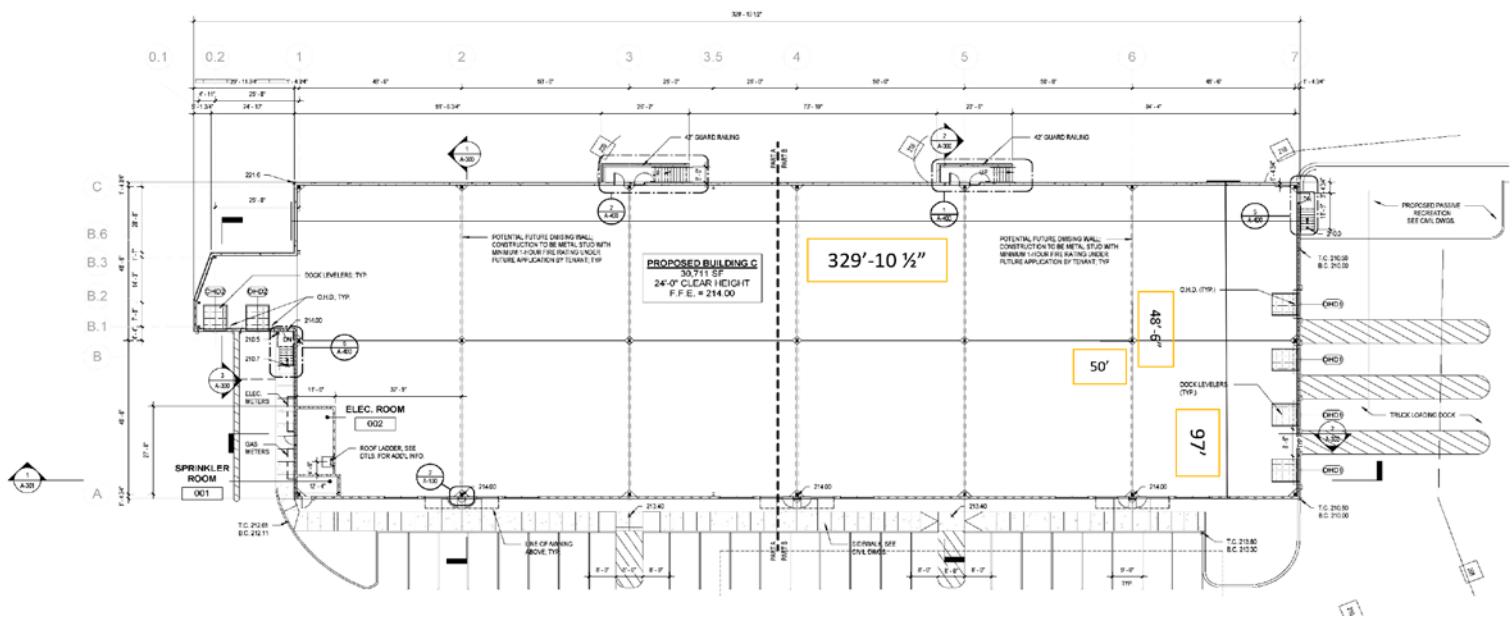
BUILDING SIZE	55,900 SF (DIVISIBLE)
OFFICE	2,795 SF
CLEAR HEIGHT	24'
PARKING	63 CAR SPACES / ADDT'L 88 SPACES AVAILABLE
LOADING	10 LOADING DOCKS / 2 DRIVE-IN DOORS
POWER	3,000 AMPS - HEAVIER POWER POSSIBLE; ADJACENT TO SUBSTATION W/EXCESS CAPACITY
SPRINKLER	ESFR
FLOOR LOAD	4,000 PSI
LIGHTING	LED





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

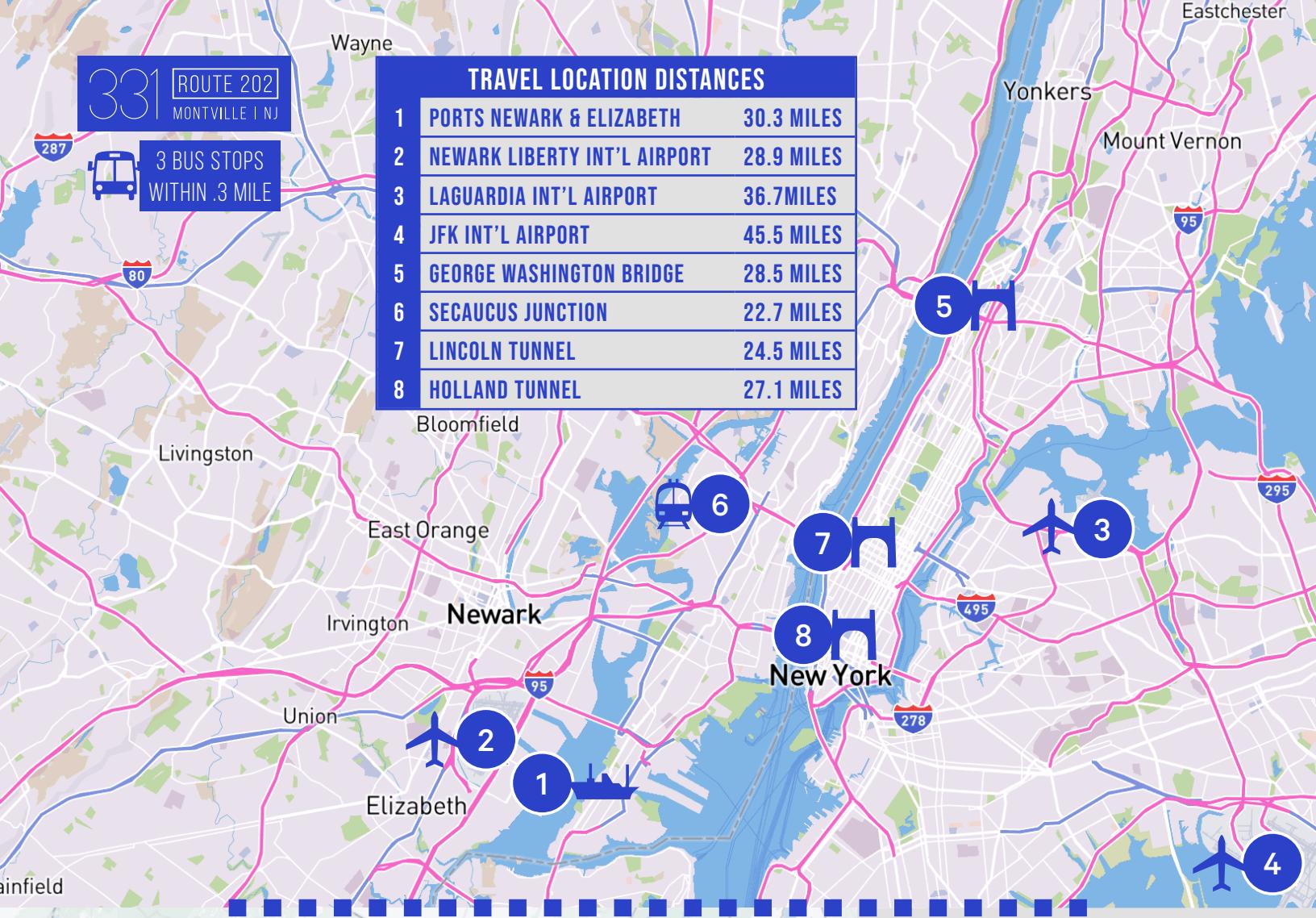


331 ROUTE 202
MONTVILLE I NJ

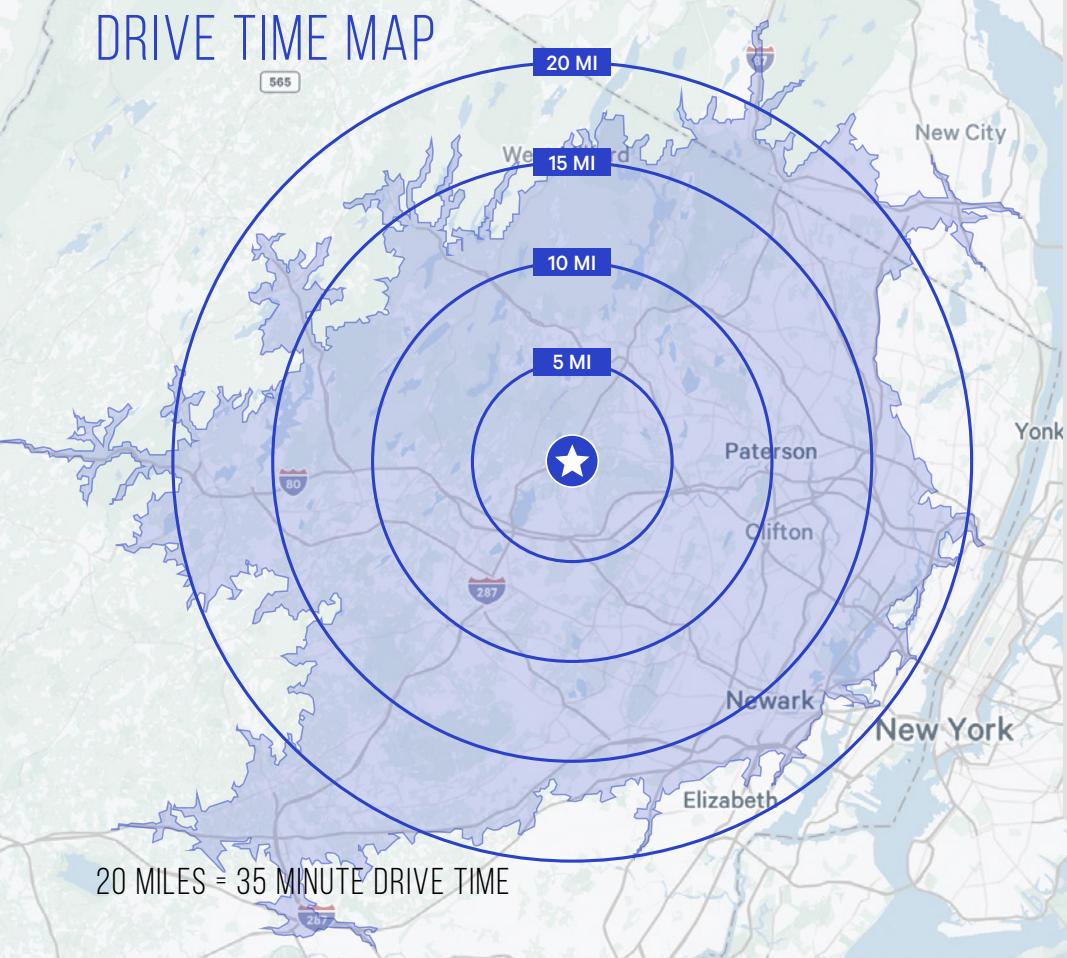
3 BUS STOPS
WITHIN .3 MILE

TRAVEL LOCATION DISTANCES

1	PORTS NEWARK & ELIZABETH	30.3 MILES
2	NEWARK LIBERTY INT'L AIRPORT	28.9 MILES
3	LAGUARDIA INT'L AIRPORT	36.7 MILES
4	JFK INT'L AIRPORT	45.5 MILES
5	GEORGE WASHINGTON BRIDGE	28.5 MILES
6	SECAUCUS JUNCTION	22.7 MILES
7	LINCOLN TUNNEL	24.5 MILES
8	HOLLAND TUNNEL	27.1 MILES



DRIVE TIME MAP



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