

331

ROUTE 202

MONTVILLE | NJ

NEW
INDUSTRIAL/FLEX
DEVELOPMENT

BUILDINGS A·B·C





BUILD TO SPEC
OPPORTUNITY



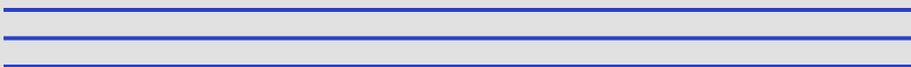
ABUNDANCE
OF PARKING

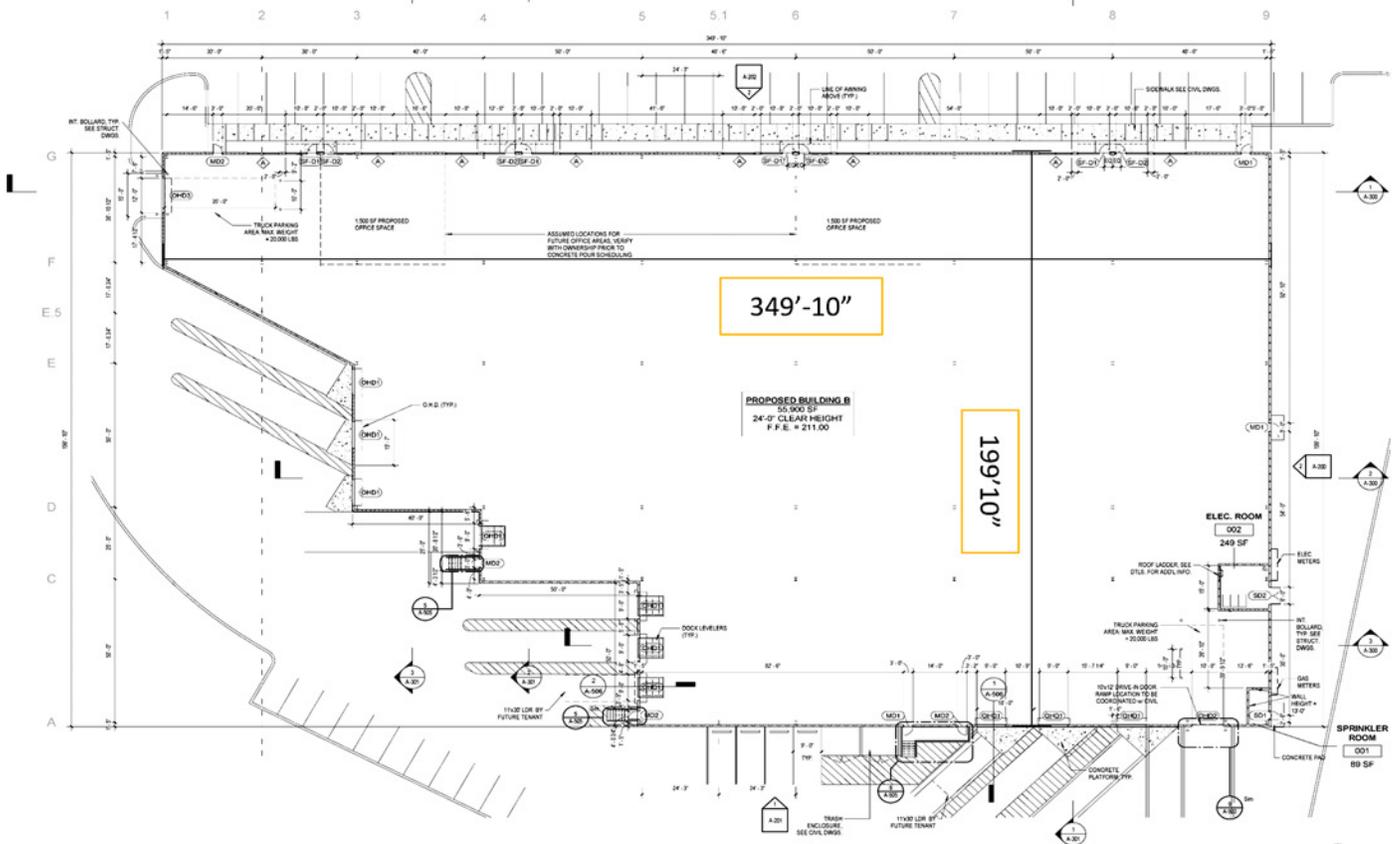


PERFECT FOR
HEAVY POWER USER
ADJACENT TO SUBSTATION
WITH EXCESS CAPACITY



LOCATED IMMEDIATELY
OFF OF ROUTE 287
AT THE ROUTE 202
INTERCHANGE





BUILDING B SPECIFICATIONS

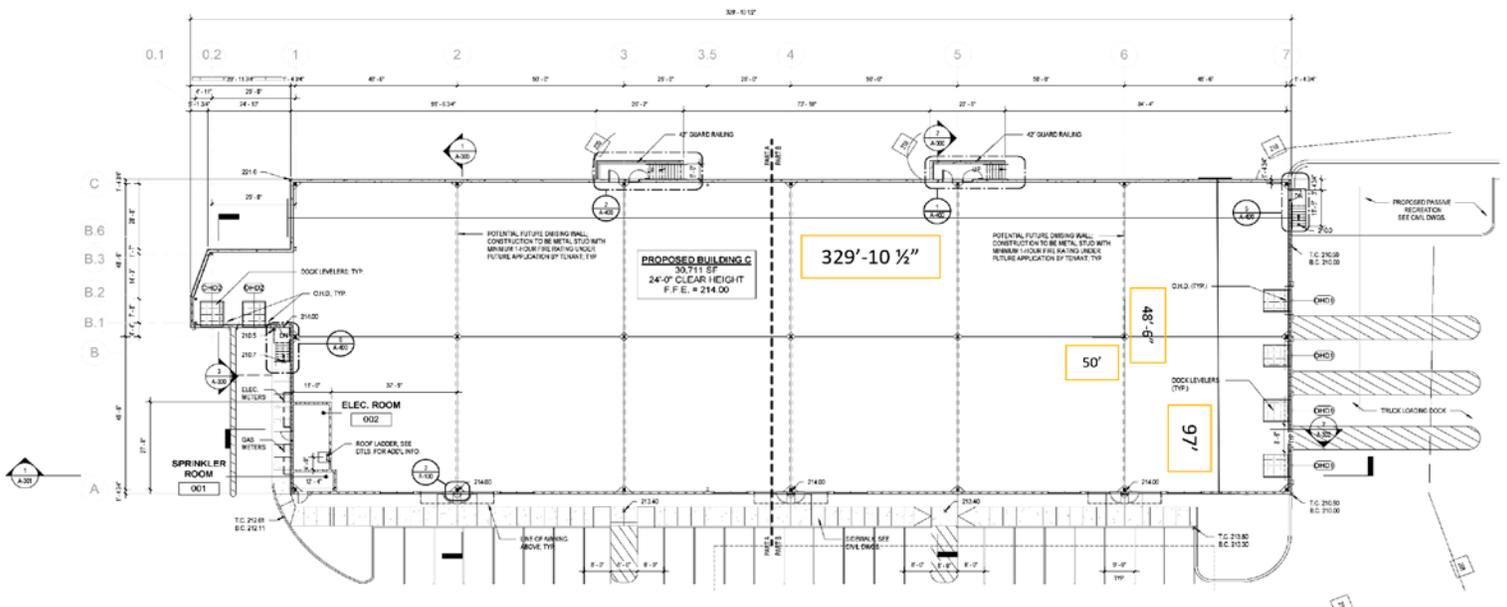
BUILDING SIZE	55,900 SF (DIVISIBLE)
OFFICE	2,795 SF
CLEAR HEIGHT	24'
PARKING	63 CAR SPACES / ADDT'L 88 SPACES AVAILABLE
LOADING	10 LOADING DOCKS / 2 DRIVE-IN DOORS
POWER	3,000 AMPS - HEAVIER POWER POSSIBLE; ADJACENT TO SUBSTATION W/EXCESS CAPACITY
SPRINKLER	WET (ESFR CAPABLE)
FLOOR LOAD	4,000 PSI
LIGHTING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

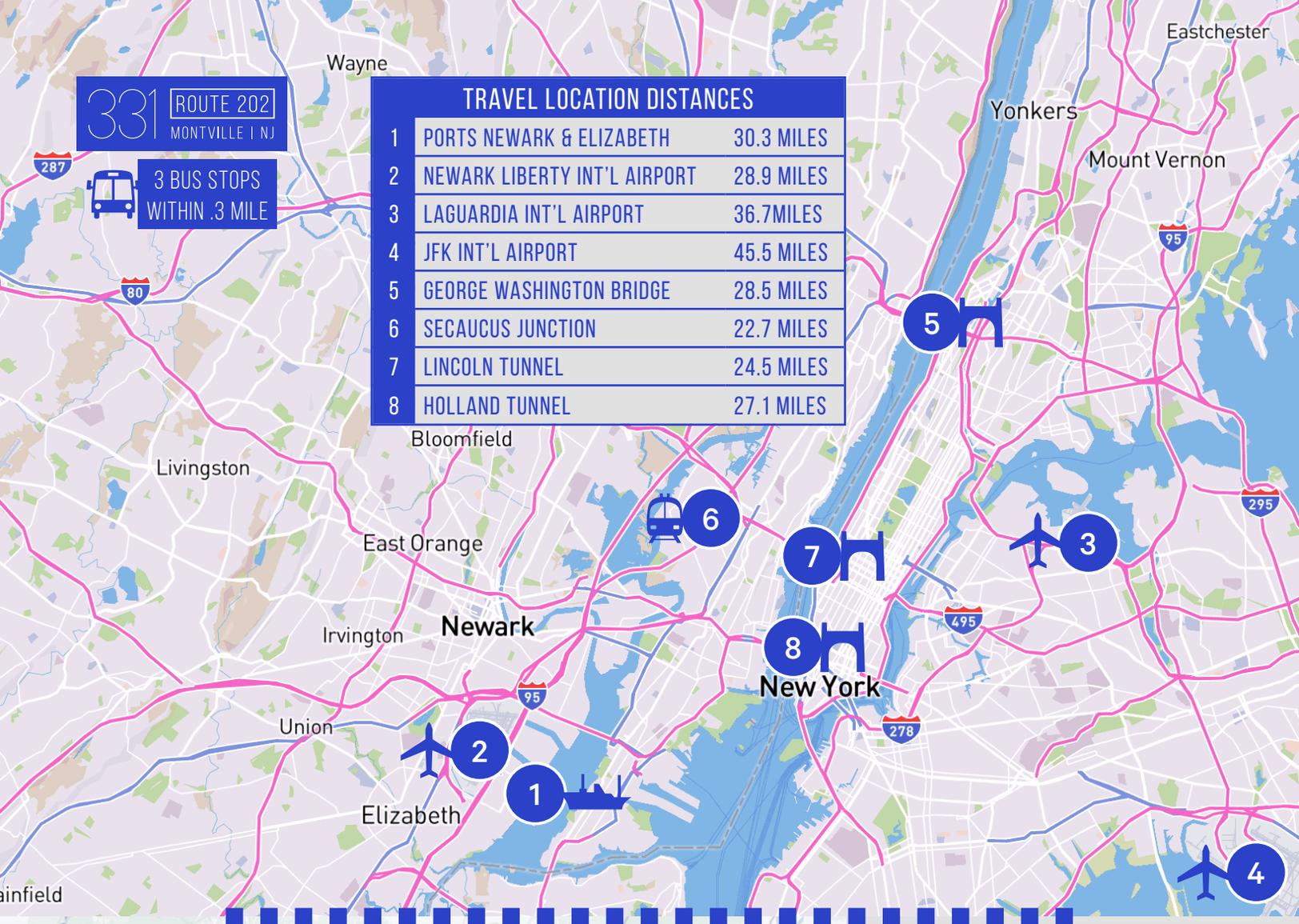




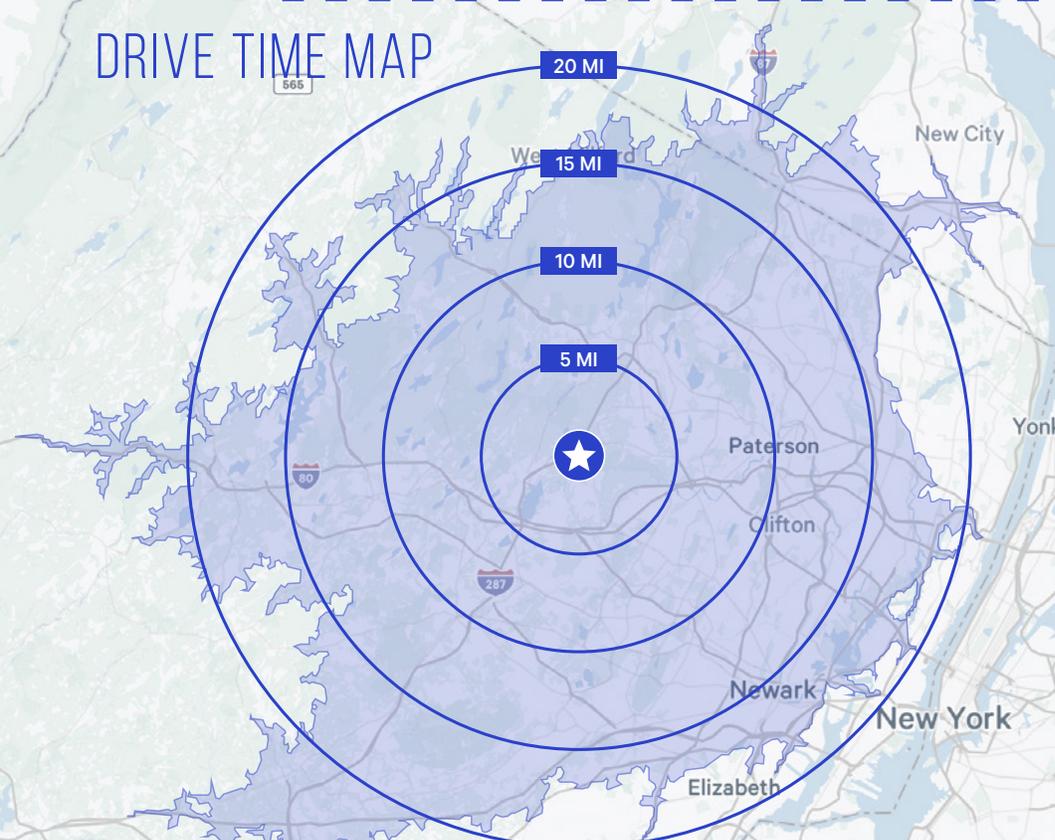
BUILDING C SPECIFICATIONS

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





DRIVE TIME MAP



20 MILES = 35 MINUTE DRIVE TIME

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