

±128,150 FOR LEASE OR SALE | DELIVERING Q4 2026

# SEVEN

CAMPUS DRIVE  
PARSIPPANY, NJ

SAXUM  
REAL ESTATE

PENWOOD  
REAL ESTATE INVESTMENT MANAGEMENT LLC

WALLS ARE UP



30-YEAR PILOT | STATE-OF-THE-ART ±128,150 SF  
NEW WAREHOUSE LOCATED IN MORRIS COUNTY!

CBRE

# SITE PLAN & BUILDING SPECIFICATIONS

|                 |                              |
|-----------------|------------------------------|
| Building Area   | ±128,150 SF (Divisible)      |
| Dimensions      | 310' deep x 415' wide        |
| Clear Height    | 36'                          |
| Sprinkler       | ESFR                         |
| Typical Bay     | 50' x 54'                    |
| Electrical      | 4,000A, 277/480 Volt 3-Phase |
| Lighting        | LED                          |
| Car Parking     | 103 spaces                   |
| Trailer Parking | 7 spaces                     |
| Loading Docks   | 23 docks                     |
| Drive-in Doors  | 2                            |
| Truck Court     | 130'                         |



30-Year  
PILOT



4,000  
Amps



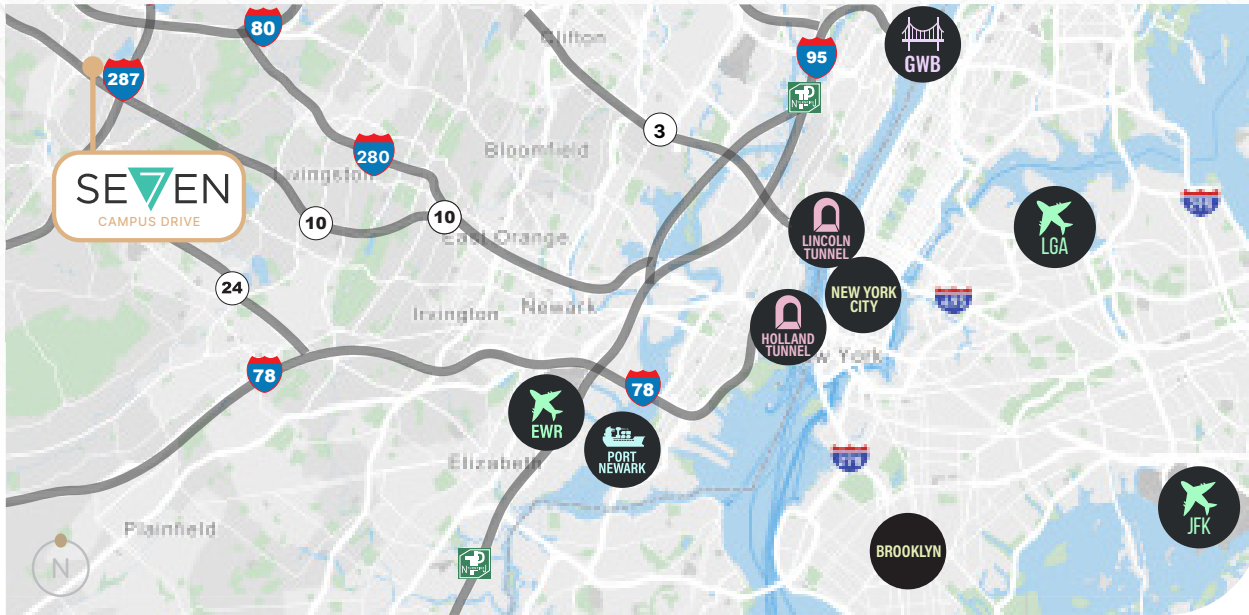
4 EV  
Charging  
Stations



Solar  
Ready



# CONNECTIVITY



**ROUTE 10**  
0.6 miles



**I-287 INTERCHANGE**  
1.8 miles



**I-80 INTERCHANGE**  
4.5 miles



**I-78 INTERCHANGE**  
13 miles



**NEWARK AIRPORT**  
22 miles



**PORT NEWARK**  
24 miles



**LINCOLN TUNNEL**  
31 miles



**GEORGE WASHINGTON BRIDGE**  
31.5 miles



**TOLL-FREE TO THE PORT/EWR**

\*Approximate miles

● INDUSTRIAL  
● RETAIL

# CORPORATE NEIGHBORS



STATE-OF-THE-ART ±128,150 SF NEW WAREHOUSE LOCATED IN MORRIS COUNTY!



## CONTACT US

**Kevin Dudley**  
Vice Chairman  
+1 201 712 5837  
kevin.dudley@cbre.com

**Chad Hillyer**  
Executive Vice President  
+1 201 712 5655  
chad.hillyer@cbre.com

**Kate Granahan**  
Senior Associate  
+1 201 712 5810  
kate.granahan@cbre.com

**CBRE, Inc.**  
250 Pehle Avenue, Suite 600  
Saddle Brook, NJ 07663  
+1 201 712 5600  
Licensed Real Estate Broker

**SEVEN**  
CAMPUS DRIVE  
PARSIPPANY, NJ

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

±128,150 FOR LEASE | DELIVERING Q4 2026

