

# 3 CENTURY DRIVE

PARSIPPANY, NEW JERSEY | MORRIS COUNTY



FOR LEASE  
64,800 SF ON 5.01 ACRES

NEW CONSTRUCTION | OCCUPANCY Q4 2026

MARKETING



OWNERSHIP















SITE PLAN



PROPERTY DETAILS

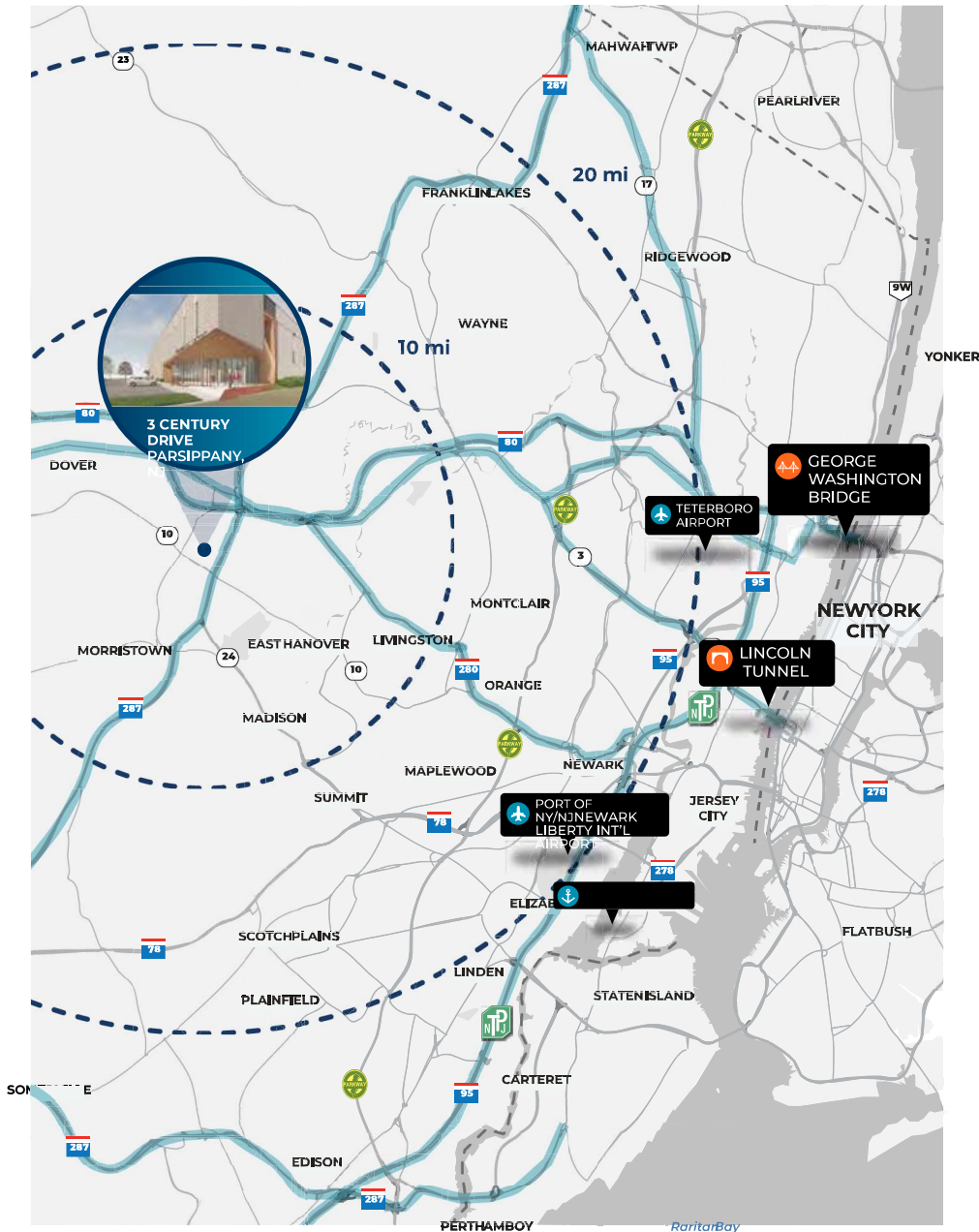
Address	3 Century Drive Parsippany, New Jersey 07054
Total Rentable Area	64,800 SF (divisible to 32,400 SF)
Office Space	4,800 SF (2,400 SF / tenant)
Land Area	5.01 acres
County	Morris
Market	Northern New Jersey
Submarket	Greater I-80 Corridor



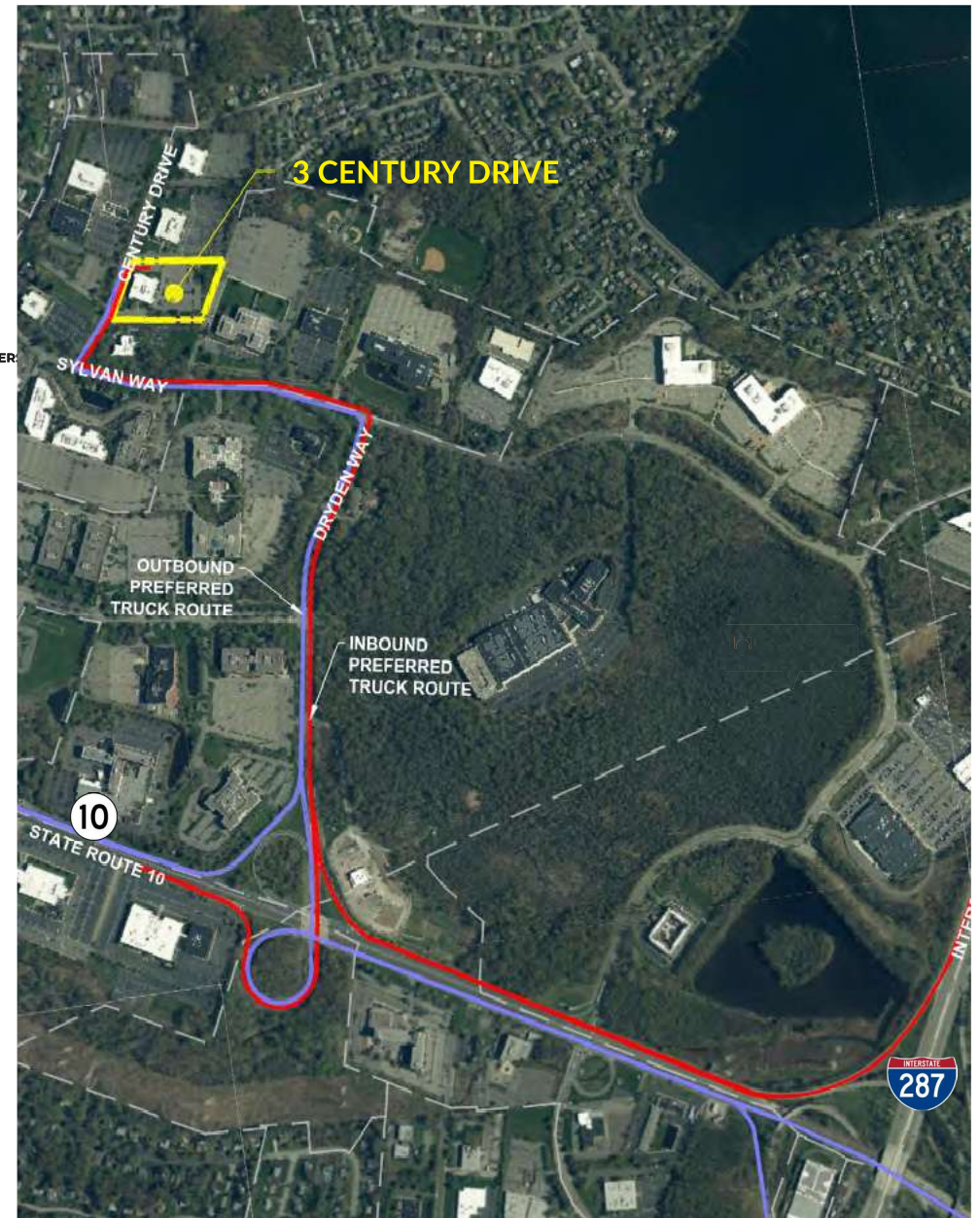
 <b>CLEAR HEIGHT</b> 36'	 <b>ZONING ROL</b> (Research, Office, Lab) Warehouse Overlay	 <b>CONSTRUCTION TYPE</b> Concrete tilt wall with textured paint finish	 <b>BUILDING DIMENSIONS</b> 240' x 270'
 <b>TRUCK COURT</b> 135' wide	 <b>ELECTRICAL POWER</b> 1200 Amps	 <b>LOADING DESIGN</b> Rear Load	 <b>COLUMN SPACING</b> 52' 6" x 60'
 <b>ROOFING</b> Mechanically attached 60 mil TPO	 <b>SLAB</b> 7.0" thick with full 10 mil vapor barrier	 <b>SPRINKLERS</b> ESFR sprinklers	 <b>WAREHOUSE LIGHTING</b> LED



## REGIONAL MAP



## TRUCK ACCESS





## PARSIPPANY CORPORATE NEIGHBORS & CONTACT INFORMATION



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### EXCLUSIVE LEASING AGENTS

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