

CRP

Commercial Realty Partners LLC

1 CORY ROAD MORRISTOWN, NJ 07960

±296,000 SF INDUSTRIAL BUILDING
WITH FLEXIBLE SUBLEASE OPTIONS

WAREHOUSE SPACE FOR SUBLEASE



±15,000 – 43,440 SF
AVAILABLE



\$8.50/SF
GROSS*



3
DEDICATED LOADING DOCKS



±20'
CLEAR HEIGHT

CALLING ALL BROKERS!

BROKER BONUS

FOR LEASING THE ENTIRE AVAILABLE SPACE*

2.5% COMMISSION PAID ON THE FULL GROSS LEASE RATE

60-DAY BROKER INCENTIVE PROGRAM

Offer valid for 60 days only.

PROPERTY HIGHLIGHTS



3 Dedicated Loading Docks



1 Drive-In Door



±20' Clear Ceiling Height



40' x 25' Column Spacing



Year Built: 1986



Roof & Interior Wall
Upgrades: 2023



STRATEGIC MORRISTOWN LOCATION

Ideally located with excellent access to major highways and the region's premier labor market.

- ✓ 1.3 miles to I-287
- ✓ 3.1 miles to I-80
- ✓ 2.2 miles to Route 46
- ✓ 2.4 miles to Route 10
- ✓ Minutes to Downtown Morristown, retail, restaurants and amenities



FOR MORE INFORMATION, PLEASE CONTACT:

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* Estimated bonus of \$10,000 applies only upon an executed lease of the entire available 43,440SF sublease premises.

* \$8.50 per foot gross rental rate applies only to a lease of the entire available sublease premises.

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