

30,711 SF

Lease or Sale

MONTVILLE
NEW JERSEY 07045



331 Route 202 BUILDING C



MORRIS COMMERCE CENTER



Building C Overview

Single-story, multi-tenant industrial facility that supports a wide variety of uses, including light manufacturing, warehousing, assembly, research and development, and service-oriented operations. The building can be configured for multiple tenants or single-user occupancy, offering flexibility for both growing companies and established businesses seeking efficient space.

**Proposed
30,711 SF**

Building 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



**Abundance
Of Parking**



**Perfect For
Heavy Power User**

Adjacent to Substation
with Excess Capacity



**Flexible
Design**



**Located Immediately
Off Of Route 287**

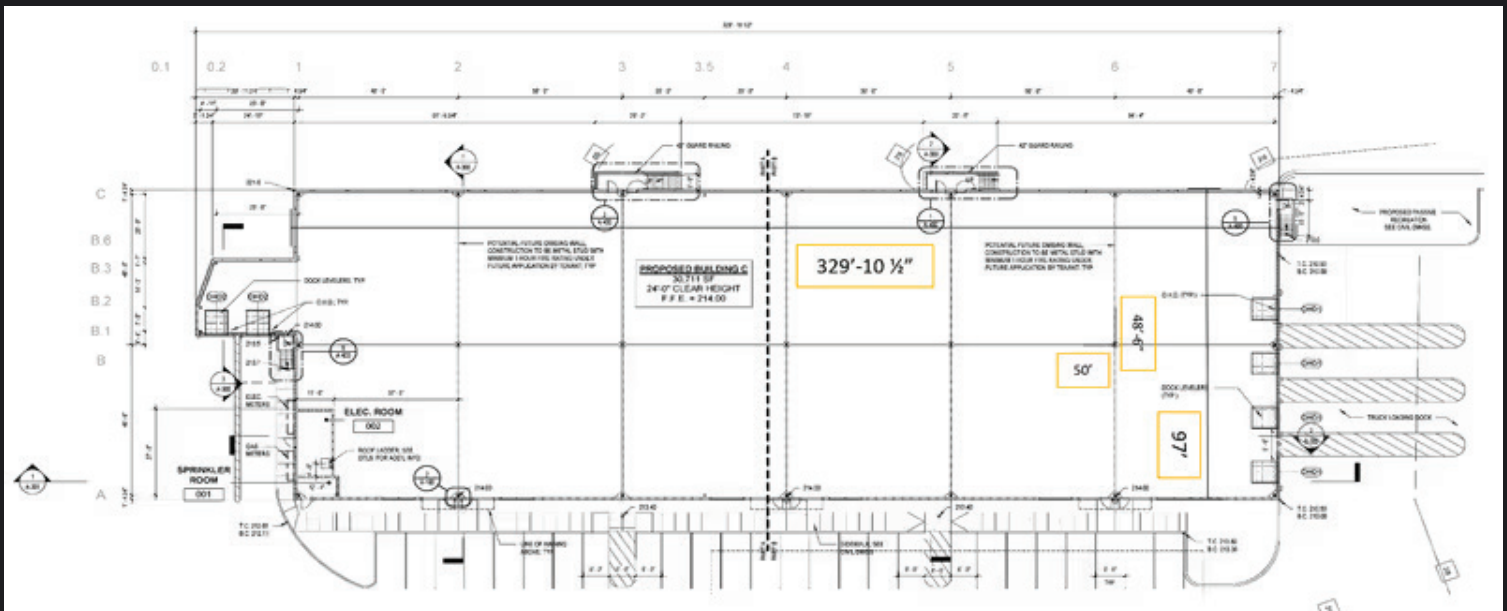
at the Route 202
Interchange





www.331route202.com

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