

22,500 SF

Lease or Sale

MONTVILLE
NEW JERSEY 07045



331 Route 202 BUILDING A



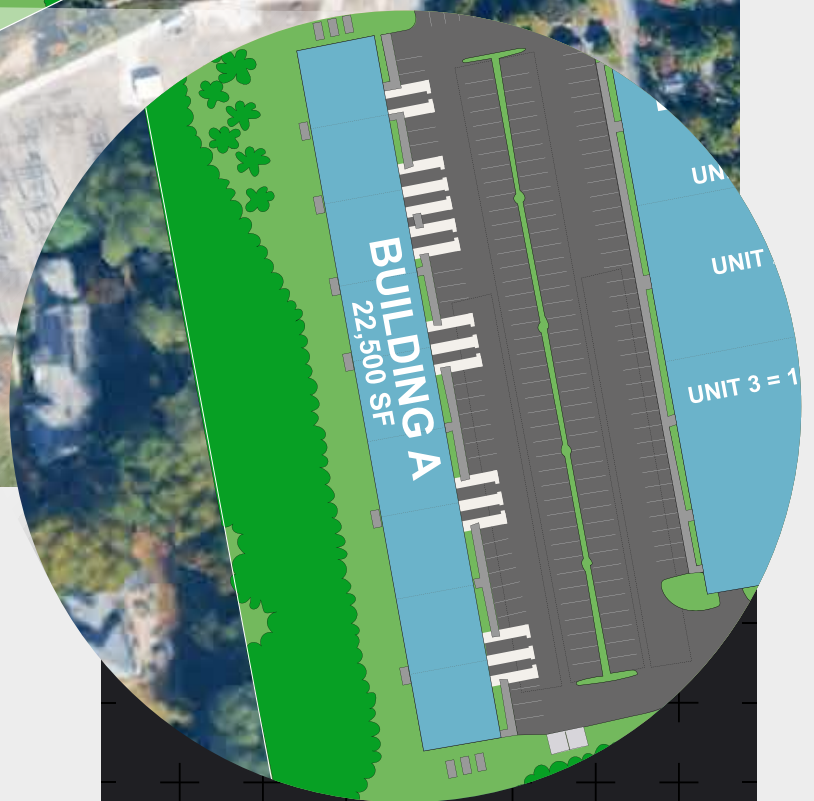
MORRIS COMMERCE CENTER



Building A Overview

Building A totals 22,500 square feet and is fully divisible, making it ideal for a wide range of users including light manufacturing, R&D, service operations, and specialty industrial tenants.

The structure is column-free, allowing for efficient layouts and maximum operational flexibility. With a 20-foot clear ceiling height, the building comfortably supports modern equipment, racking, and production needs.



**Up to 5 UNITS
22,500 SF**

Building Specifications

Building Size	22,500 SF (Divisible)
Column Spacing	Column Free
Clear Height	20'
Parking	32 Car Spaces / addt'l 88 Spaces Available
Loading	10 Grade-Level Drive-in Doors
Power	1,200 Amps - Heavier Power Possible Adjacent to Substation with Excess Capacity
Sprinkler	WET
Floor Load	4,000 PSI
Lighting	LED



**Column
Free**



**Perfect For
Heavy Power User**

Adjacent to Substation
with Excess Capacity



**Flexible
Design**



**Located Immediately
Off Of Route 287**

at the Route 202
Interchange



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