

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



SEVEN

CAMPUS DRIVE
PARSIPPANY, NJ



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	22 docks
Drive-in Doors	2
Truck Court	130'



30-Year
PILOT



4,000
Amps



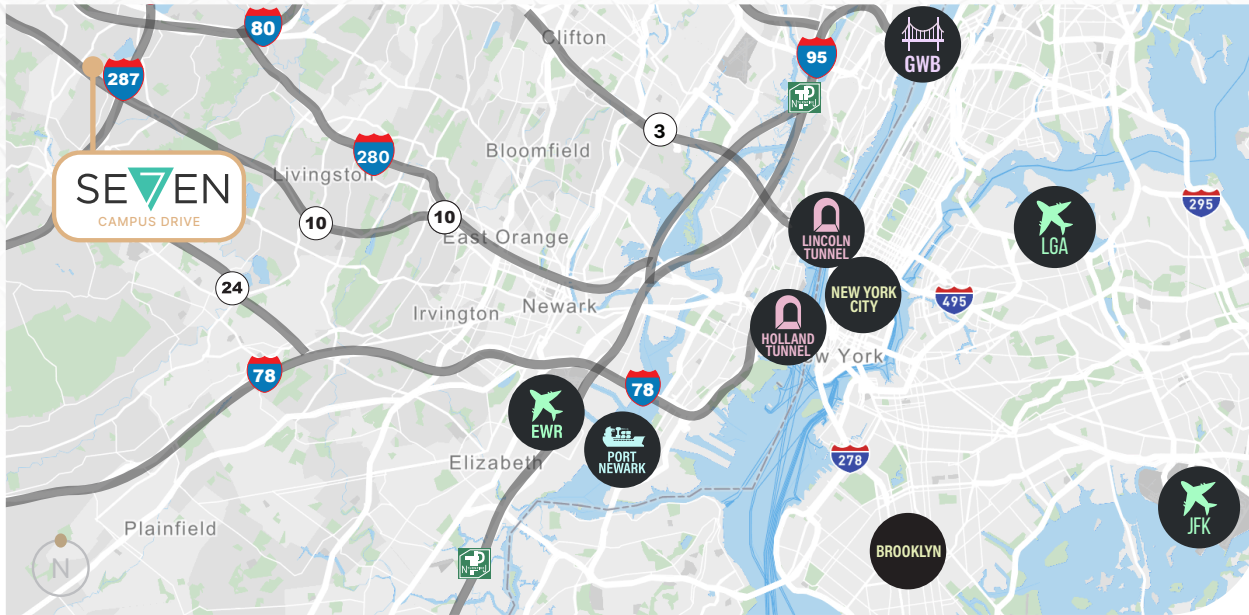
4 EV
Charging
Stations



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

Walmart



encore
FIRE PROTECTION

TIFFANY & CO.

US AutoForce
a U.S. Venture company

HYATT house

JOHNSTONE SUPPLY

Hilton

MARRIOTT

THE CAPITAL GROUP

CORPORATE NEIGHBORS

amneal

Nutra-Med Packaging

pepsi

BREEZE EASTERN

Decker
Tape Products, Inc.

McDonald's

Givaudan

FedEx

TARGET

Nutra-Med Packaging

McDonald's

RealCOLD
Cold Chain Unchained

A.J. WORLDWIDE

SEVEN CAMPUS DRIVE

PENWOOD
REAL ESTATE INVESTMENT MANAGEMENT LLC

SAXUM
REAL ESTATE

CBRE

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SEVEN
CAMPUS DRIVE
PARSIPPANY, NJ

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PENWOOD
REAL ESTATE INVESTMENT MANAGEMENT LLC

SAXUM
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