

NEW INDUSTRIAL / FLEX DEVELOPMENT

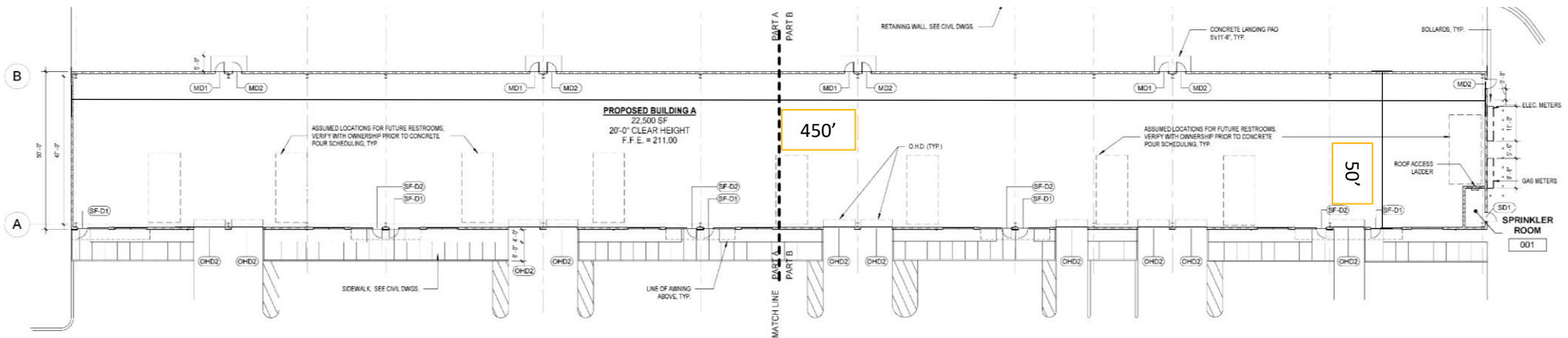


331 ROUTE 202
MONTVILLE, NJ

CBRE

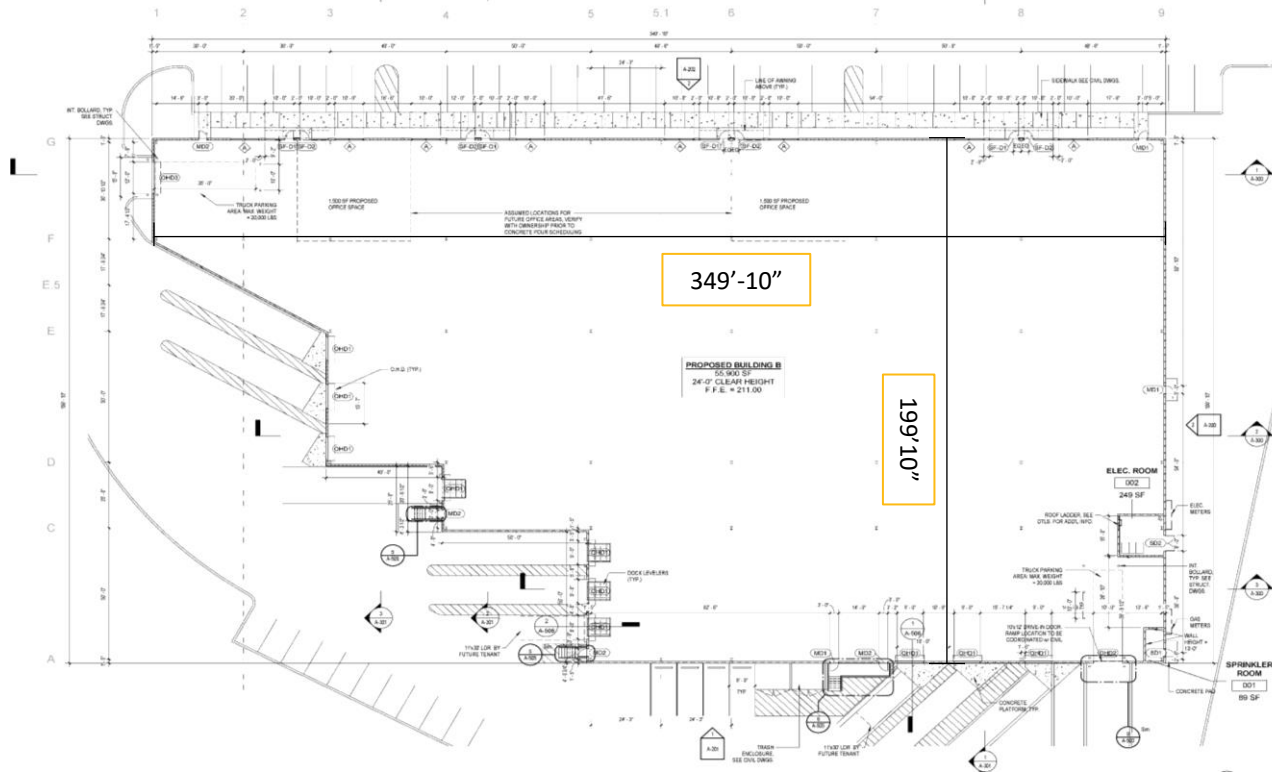
BUILDING A SPECIFICATIONS

Building Size	22,500 SF (Divisible)
Column Spacing	50' x 50'
Clear Height	20'
Parking	32 Car Spaces Additional 88 Parking Spaces Available
Loading	10 Drive-in Doors
Power	1,200 Amps
Sprinkler	Wet
Floor Load	4,000 PSI
Lighting	LED



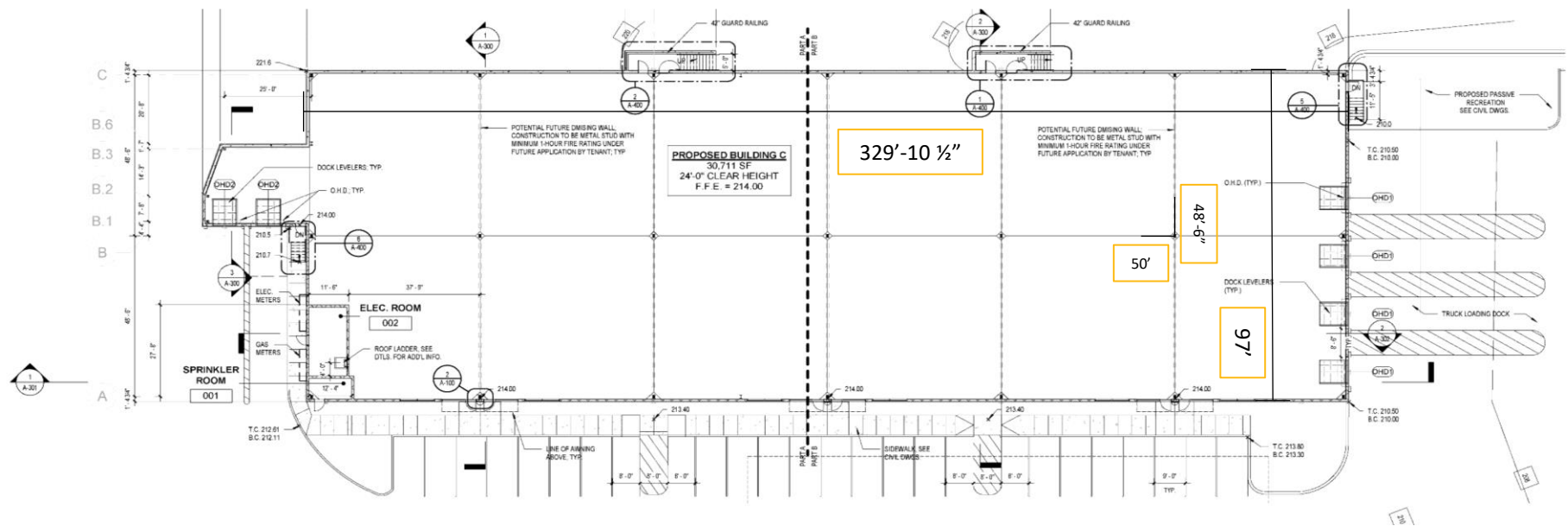
BUILDING B SPECIFICATIONS

Building Size	55,900 SF (Divisible)
Office	2,795 SF
Clear Height	24'
Parking	63 Car Spaces Additional 88 Parking Spaces Available
Loading	10 Loading Docks 2 Drive-in Doors
Power	3,000 Amps Heavier power possible; adjacent to substation with excess capacity
Sprinkler	Wet (ESFR Capable)
Floor Load	4,000 PSI
Lighting	LED

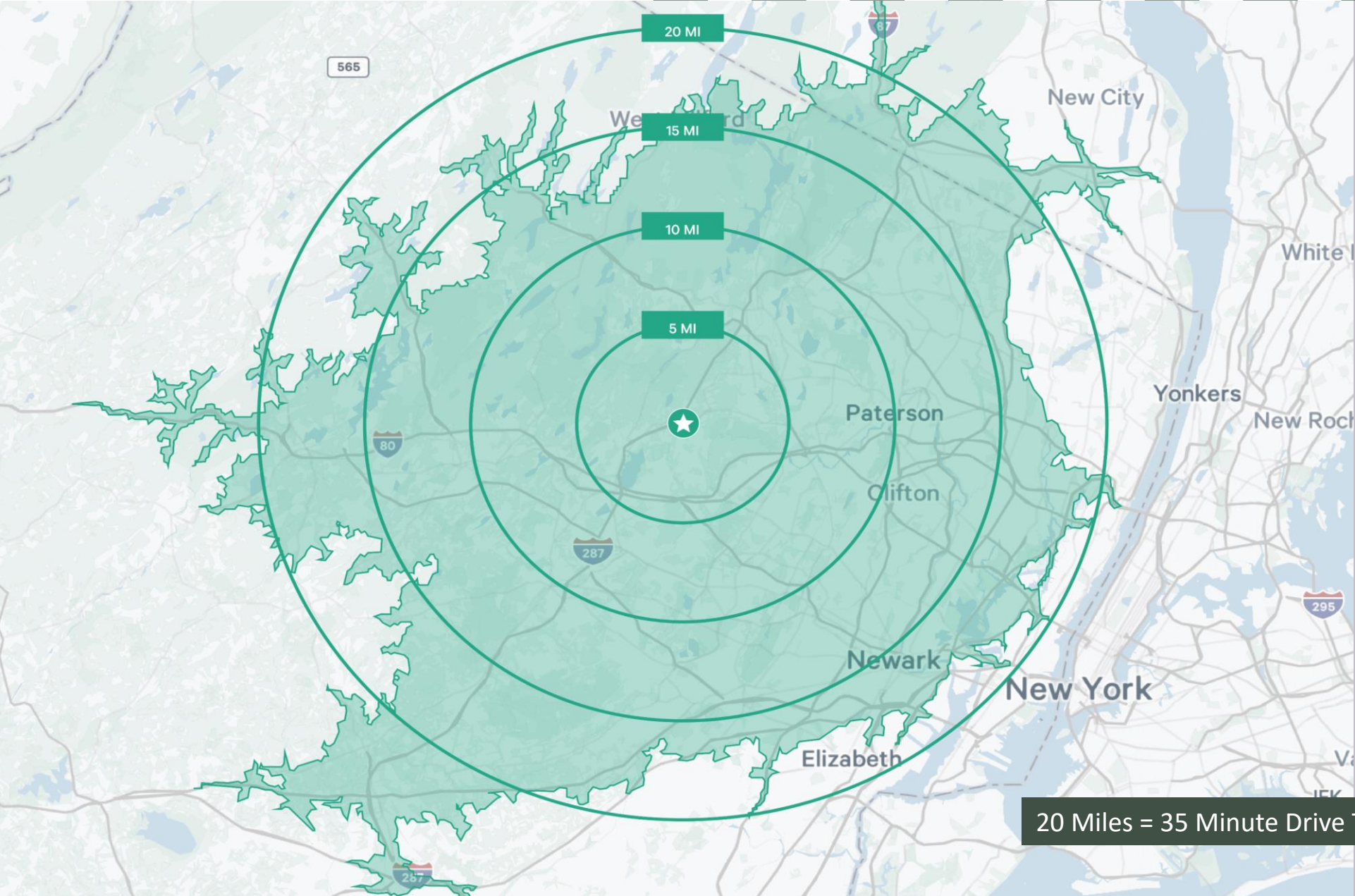


BUILDING C SPECIFICATIONS

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



DRIVE TIME MAP



20 Miles = 35 Minute Drive Time

331 ROUTE 202

MONTVILLE, NJ

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