

# 331

ROUTE 202

MONTVILLE | NJ

NEW  
INDUSTRIAL/FLEX  
DEVELOPMENT

BUILDINGS A·B·C

331ROUTE202.COM



CBRE





BUILD TO SPEC  
OPPORTUNITY



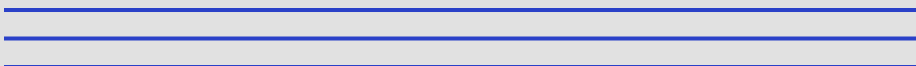
ABUNDANCE  
OF PARKING



PERFECT FOR  
HEAVY POWER USER  
ADJACENT TO SUBSTATION  
WITH EXCESS CAPACITY



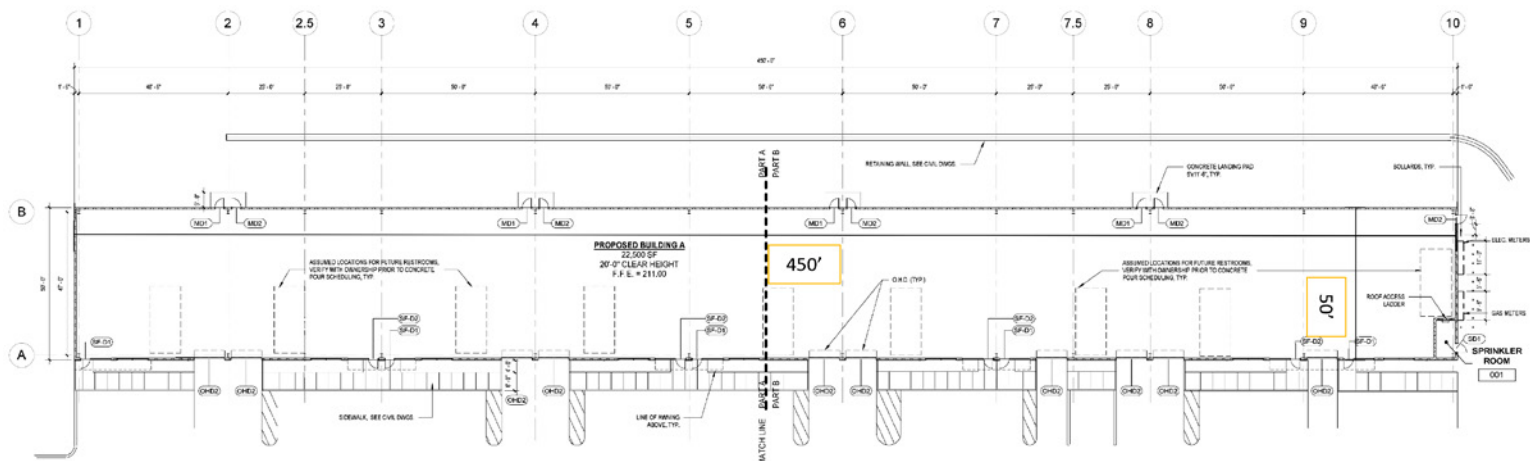
LOCATED IMMEDIATELY  
OFF OF ROUTE 287  
AT THE ROUTE 202  
INTERCHANGE



# BUILDING A 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 DRIVE-IN DOORS
POWER	1,200 AMPS
SPRINKLER	WET
FLOOR LOAD	4,000 PSI
LIGHTING	LED



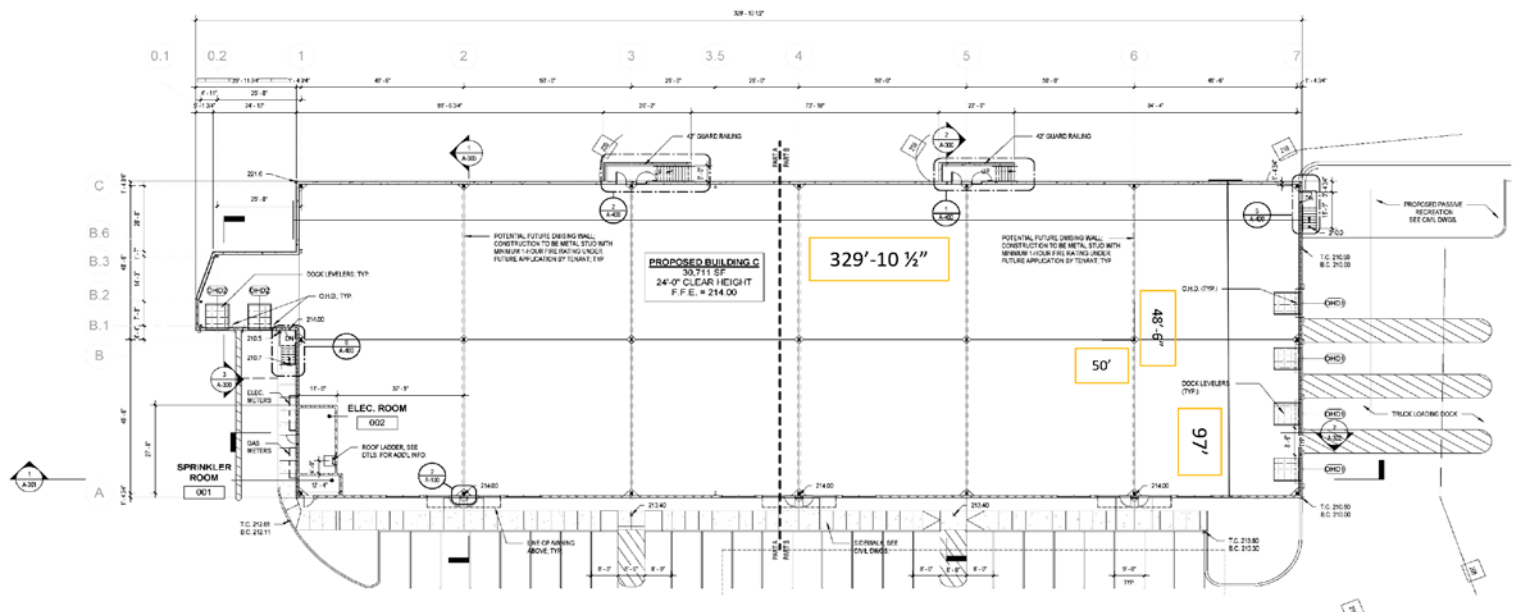




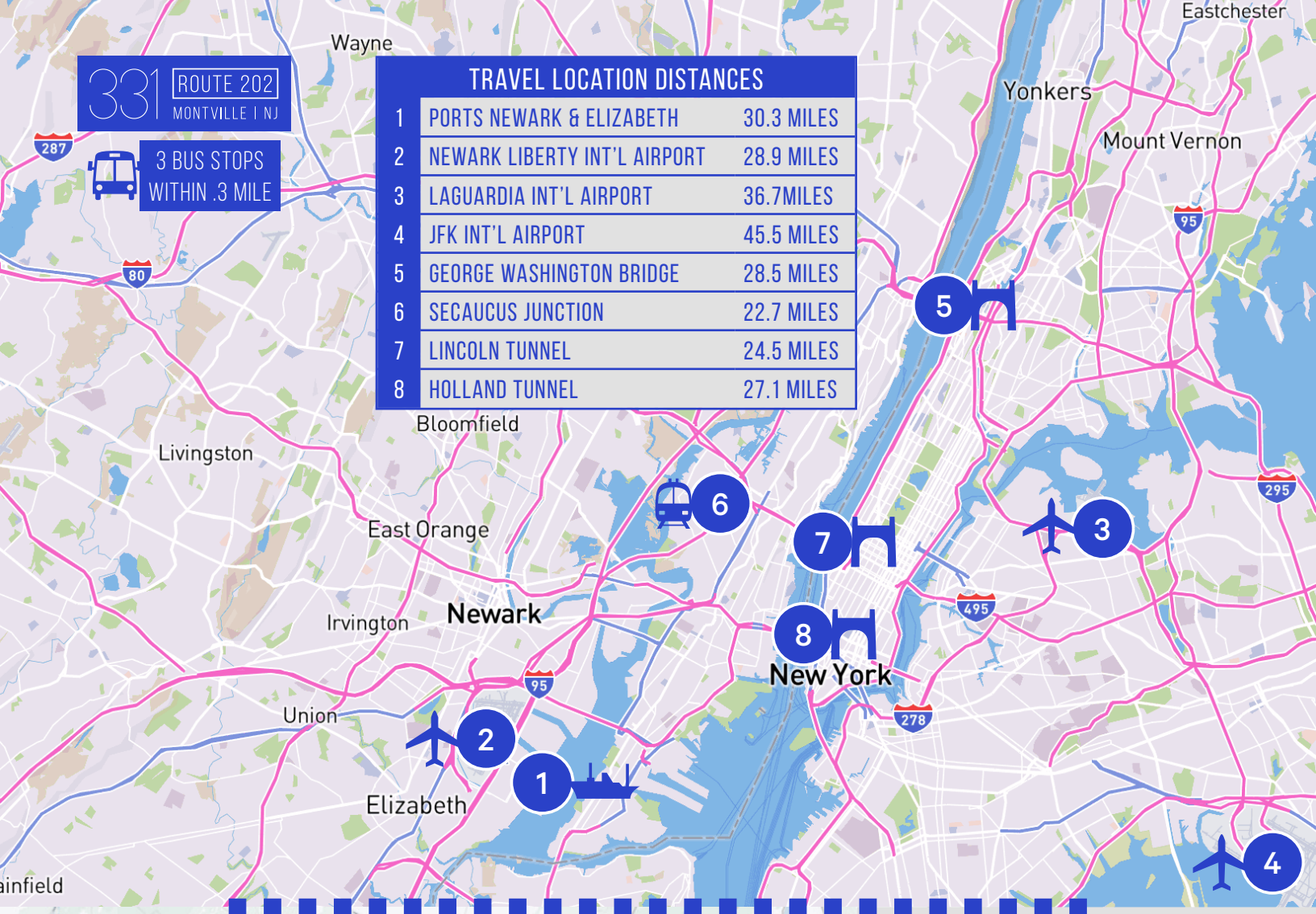


## BUILDING C SPECIFICATIONS

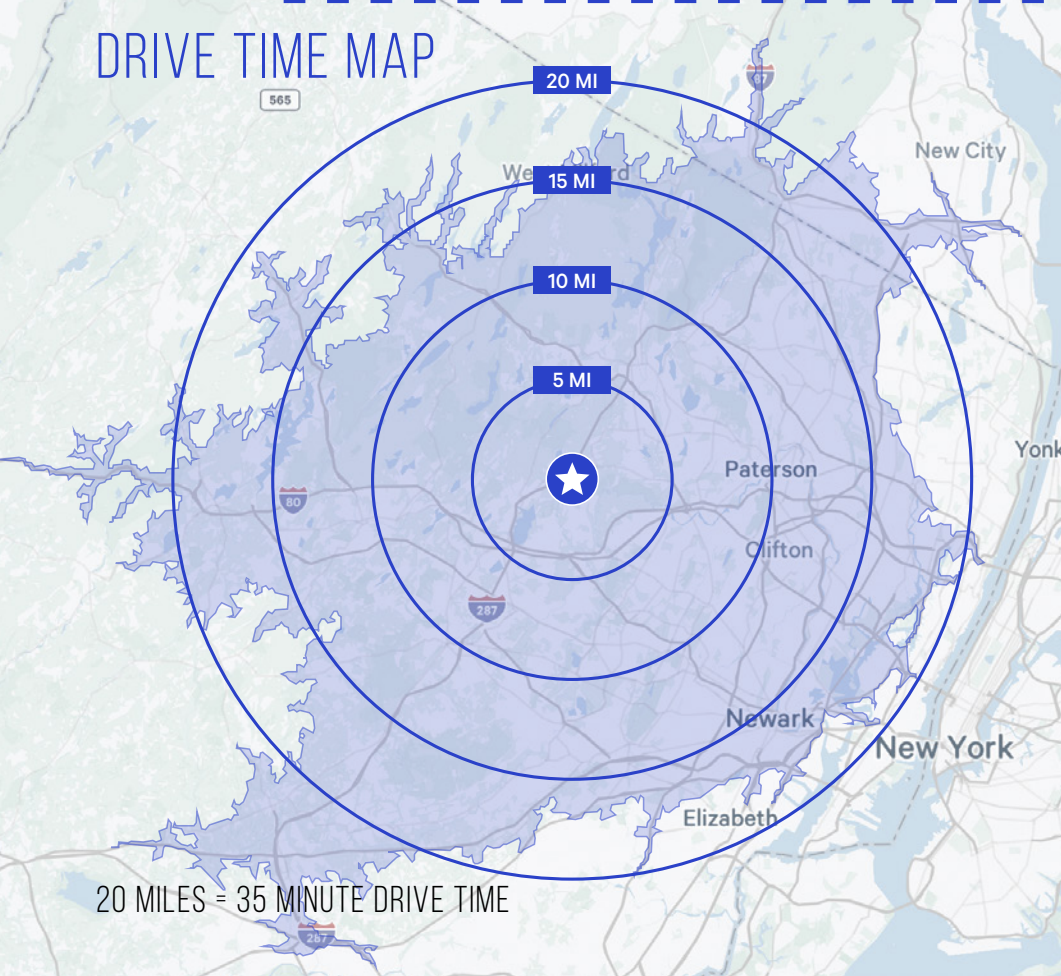
BUILDING SIZE	30,711 SF (DIVISIBLE)
OFFICE	1,535 SF
CLEAR HEIGHT	24'
PARKING	64 CAR SPACES
LOADING	6 LOADING DOCKS
POWER	2,000 AMPS - HEAVIER POWER POSSIBLE; ADJACENT TO SUBSTATION WITH EXCESS CAPACITY
SPRINKLER	WET (ESFR CAPABLE)
FLOOR LOAD	4,000 PSI
LIGHTING	LED







## DRIVE TIME MAP



**STEPHEN D'AMATO**

EXECUTIVE VICE PRESIDENT

201 712 5616

STEPHEN.DAMATO@CBRE.COM

**STEPHEN SHOEMAKER**

SENIOR VICE PRESIDENT

201 712 5669

STEPHEN.SHOEMAKER@CBRE.COM

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