

WAREHOUSE

FOR LEASE

 CUSHMAN &
WAKEFIELD

 STRO®



PREMIER LOCATION



3 Century Drive

Parsippany, New Jersey

64,800 SF DELIVERING Q4 2026

UNDER CONSTRUCTION



Divisible to
32,400 SF



Excellent Location &
Highway Access



Direct Proximity to
Route 202 & I-80



PROPERTY OVERVIEW



Brand New Construction



Zoning ROL (Research, Office, Lab) Warehouse Overlay

Available SF	64,800 SF Divisible to 32,400 SF
Office	4,800 SF
Delivery	Q4 2026
Loading	10 Loading Docks 1 Drive-In
Parking	51 Car Spaces
Clear Height	36'
Column Spacing	52'6" x 60'
Power	1,200 Amps
Lighting	LED
Sprinkler	ESFR

PREMIER LOCATION

A premier Parsippany location that is directly off of Route 202, I-287 and I-80. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 202	0.2 mi
Route 10	1.0 mi
Interstate 80	2.0 mi
Interstate 287	2.5 mi
Route 46	3.0 mi
Interstate 78	13 mi
NJ Turnpike	23 mi
Newark Airport	23 mi
Port Newark/Elizabeth	25 mi
GW Bridge	30 mi



25 Minutes
to Newark Airport



30 Minutes
to Port of Newark



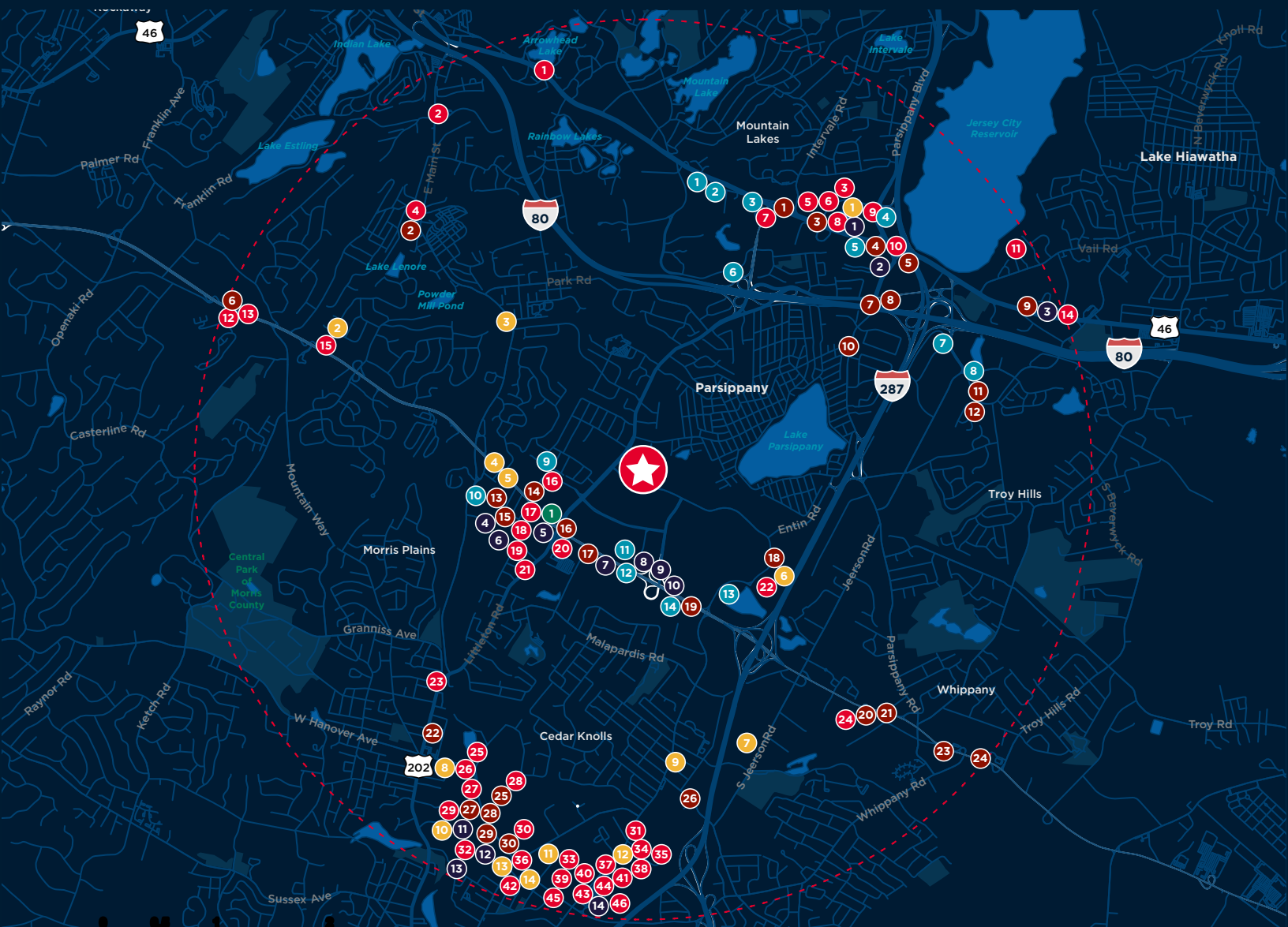
35 Minutes
to Midtown NYC



AMENITIES

Within a 3-mile radius of the facility, employees have convenient access to a variety of shopping destinations, restaurants, fitness centers, and hotels, providing valuable amenities close to the workplace.

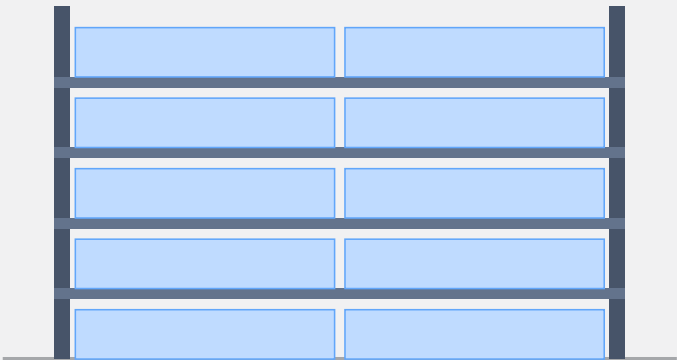
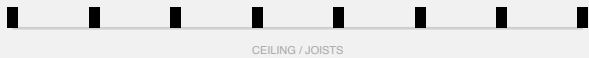
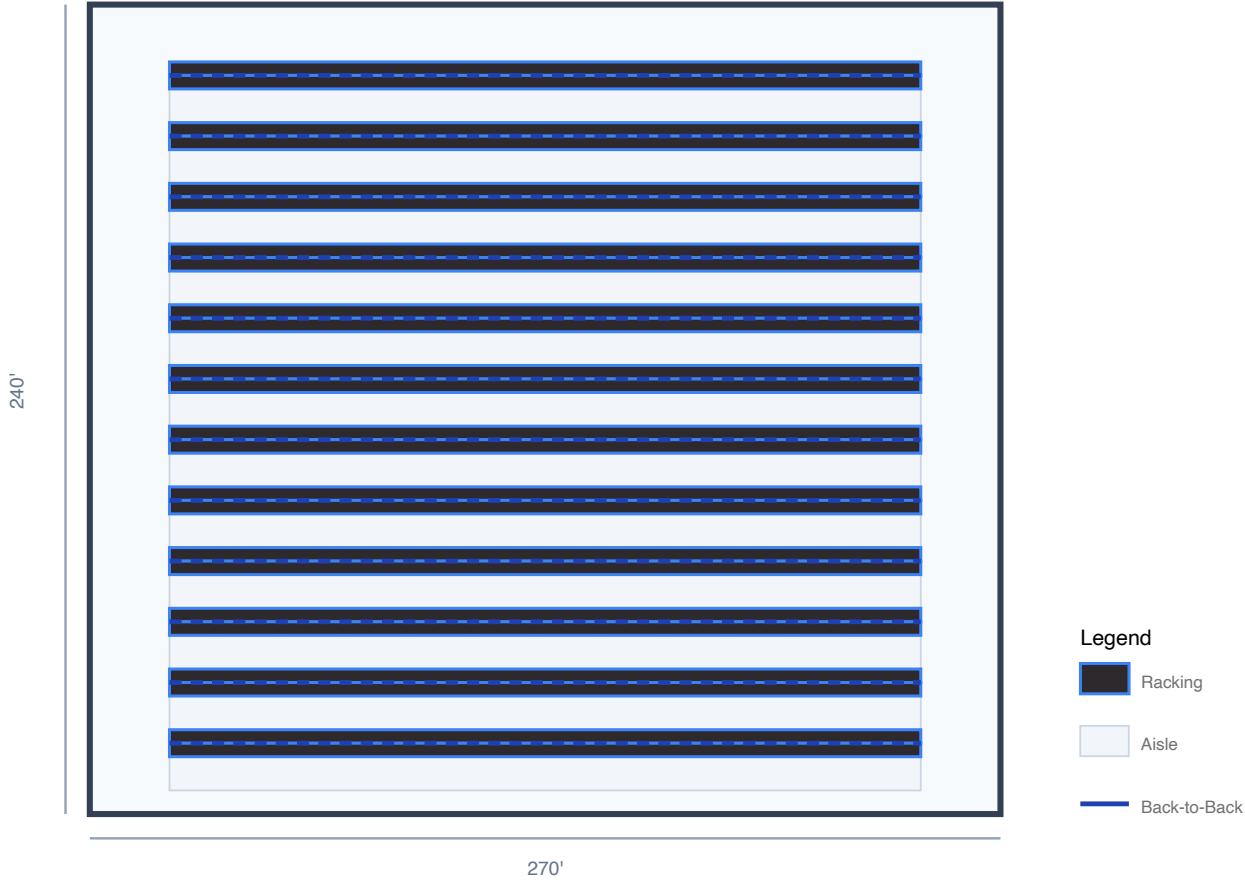
- Entertainment
- Hotels
- Fast Food
- Restaurants
- Fitness
- Shopping



- | | | | | | | | |
|--|---|--|--|--|--|--|--|
| Entertainment
1 Barnes and Noble | 19 Dunkin'
20 Chick-fil-A
21 Duck Donuts
22 Dunkin'
23 Dunkin'
24 Jersey Mike's
25 Taco Bell
26 McDonald's US
27 The Habit Burger Grill
28 Jersey Mike's
29 Tropical Smoothie Café
30 Starbucks US | 9 Burn Boot Camp
10 Orangetheory Fitness
11 YMCA
12 Planet Fitness
13 Club Pilates
14 Body Fit Training (BFT) | Hotels
1 Courtyard by Marriott
2 Hampton
3 Fairfield Inn & Suites by Marriott
4 Embassy Suites Hotels
5 Days Inn
6 Homewood Suites by Hilton
7 Trademark Hotels
8 Hyatt House
9 Sonesta ES Suites
10 Sonesta Simply Suites
11 Hampton
12 Hilton International
13 Hyatt House
14 Marriott Hotels & Resorts | Restaurants
1 Fuddruggers
2 Bubbakoo's Burritos
3 Buffalo Wild Wings
4 Chopt Creative Salad
5 First Watch Restaurants
6 Chipotle Mexican Grill
7 Miller's Ale House
8 Ruth's Chris Steak House
9 The Capital Grille
10 Seasons 52
11 Just Salad
12 Panda Express
13 The Turning Point
14 IHOP | Shopping
1 Ace Hardware
2 CVS
3 ULTA Beauty
4 Dollar Tree
5 Whole Foods Market | 6 HomeSense US
7 CVS
8 DSW (Designer Shoe Warehouse)
9 Old Navy
10 Leslie's Swimming Pool Supplies
11 Under Armour
12 Banana Republic
13 Talbots
14 Advance Auto Parts
15 Dollar Tree
16 Kohl's
17 T-Mobile
18 SKECHERS
19 Mattress Firm
20 Stop & Shop
21 Uncle Giuseppe's
22 Wegmans Food Markets
23 Good Neighbor Pharmacy
24 B.J's Wholesale Club
25 Camp Bow Wow
26 Lidl US | 27 Advance Auto Parts
28 Lowe's
29 Burlington Stores
30 ShopRite
31 Walmart
32 Mattress Warehouse
33 HomeGoods
34 OXO
35 ABC Supply
36 Nothing Bundt Cakes
37 Michaels Stores
38 Ace Hardware
39 T.J. Maxx
40 Old Navy
41 ULTA Beauty
42 Pet Supplies Plus
43 AutoZone
44 Five Below
45 Famous Footwear
46 ALDI |
|--|---|--|--|--|--|--|--|

PROPOSED

RACKING PLAN



Total Pallet Positions	6,100
Vertical Levels	5
Total Rack Bays	610
Racked SF	45,292.5 SF



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VIEW
LIVE
PROGRESS

3 CENTURY DR
PARSIPPANY, NJ

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