

8,000 SF, 43,560 SF AND 83,440 SF AVAILABLE

# 1 CORY ROAD *Morristown, NJ*

WHERE PRICE, PLACE, PARKING & POWER DELIVER



**PREMIER  
INDUSTRIAL  
OPPORTUNITY  
IN MORRIS  
COUNTY  
OFFERING  
SCALE, ACCESS,  
AND VALUE**

Discover flexible industrial space with competitive pricing, excellent highway access, robust power, and abundant parking — all steps from Morristown transit and amenities.

✓ **PRICE**  
Competitive rates & below-average OPEX

✓ **PLACE**  
Easy access to Rts 287, 80, 10 & 24; walkable amenities; close to Morristown Station

✓ **PARKING**  
2 acres of additional paved & lit parking

✓ **POWER**  
4,000 amps | 3-phase | 277/480V

- › BUILT IN 1986
- › 296,000 SF (TOTAL BUILDING)
- › 17.89 ACRES
- › **2 ACRES OF ADDITIONAL PARKING AVAILABLE**
- › 20' CEILING
- › ESFR SPRINKLER
- › 40' X 25' COLUMN SPACING
- › ROOFTOP SOLAR
- › NEW ROOF INSTALLED 2023
- › EASY ACCESS TO ROUTES 287, 80, 24, AND 10
- › ALL AMENITIES WITHIN WALKING DISTANCE
- › CLOSE TO TRANSIT ORIENTED MORRISTOWN

# 3 UNITS AVAILABLE

NONCONTIGUOUS

**UNIT 1:**  
83,440 SF

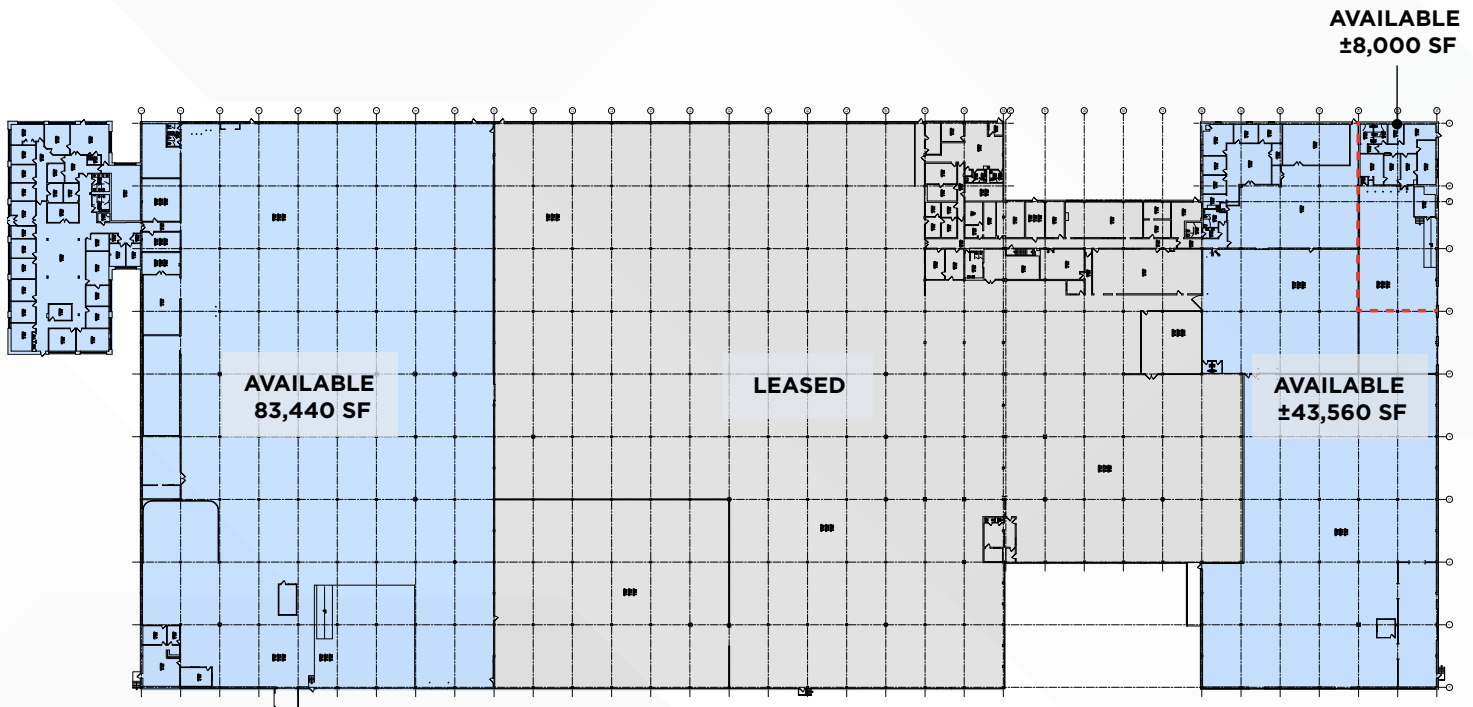
- › 2 oversized interior loading doors
- › 2 dock doors
- › 1 drive-in

**UNIT 2:**  
±43,560 SF – 51,560 SF  
(Combined with ±8,000 SF - Unit 3)

- › 2 standard docks (expandable)
- › 2 shallow court docks

**UNIT 3:**  
±8,000 SF

- › 3 drive-ins



## BROKER CONTACT

**STEPHEN SANDER**

*stephen.sander@cushwake.com*

+1 201 508 5246

# SPACE PHOTOS



## BROKER CONTACT

**STEPHEN SANDER**

*stephen.sander@cushwake.com*

+1 201 508 5246



# PREMIER ACCESS



Strategically located in the heart of Morris County, 1 Cory Road offers immediate access to I-287 with seamless connectivity to I-80, I-78, Route 24, and Route 10 — linking Northern New Jersey’s logistics corridor to the ports, airport, and Manhattan within 30-45 minutes.

## DRIVE TIMES

I-287 (on-ramp)	3 minutes
I-80 Interchange	10 minutes
Parsippany Business District	10 minutes
I-78 Interchange	15 minutes
Bridgewater / Somerville Corridor	25 minutes
Newark Liberty International Airport	30 minutes
Port Newark / Elizabeth Marine Terminal	35 minutes
Meadowlands / Secaucus	35 minutes
New York City (Lincoln Tunnel)	40 minutes

## BROKER CONTACT

**STEPHEN SANDER**

*stephen.sander@cushwake.com*

+1 201 508 5246

