

3 CENTURY DRIVE

PARSIPPANY, NEW JERSEY | MORRIS COUNTY

FOR LEASE
64,800 SF ON 5.01 ACRES

NEW CONSTRUCTION | OCCUPANCY Q4 2026

MARKETING



OWNERSHIP



SITE PLAN



PROPERTY DETAILS

Address	3 Century Drive Parsippany, New Jersey 07054
Total Rentable Area	64,800 SF (divisible to 32,400 SF)
Office Space	4,800 SF (2,400 SF / tenant)
Land Area	5.01 acres
County	Morris
Market	Northern New Jersey
Submarket	Greater I-80 Corridor



CLEAR HEIGHT
36'



ZONING ROL (Research,
Office, Lab) Warehouse
Overlay



PARKING SPACES
51 Cars



BUILDING DIMENSIONS
240' x 270'



TRUCK COURT
135' wide



ELECTRICAL POWER
1200 Amps



LOADING DESIGN
Rear Load



COLUMN SPACING
52' 6" x 60'



ROOFING Mechanically
attached 60 mil TPO



SLAB
7.0" thick with full 10 mil
vapor barrier

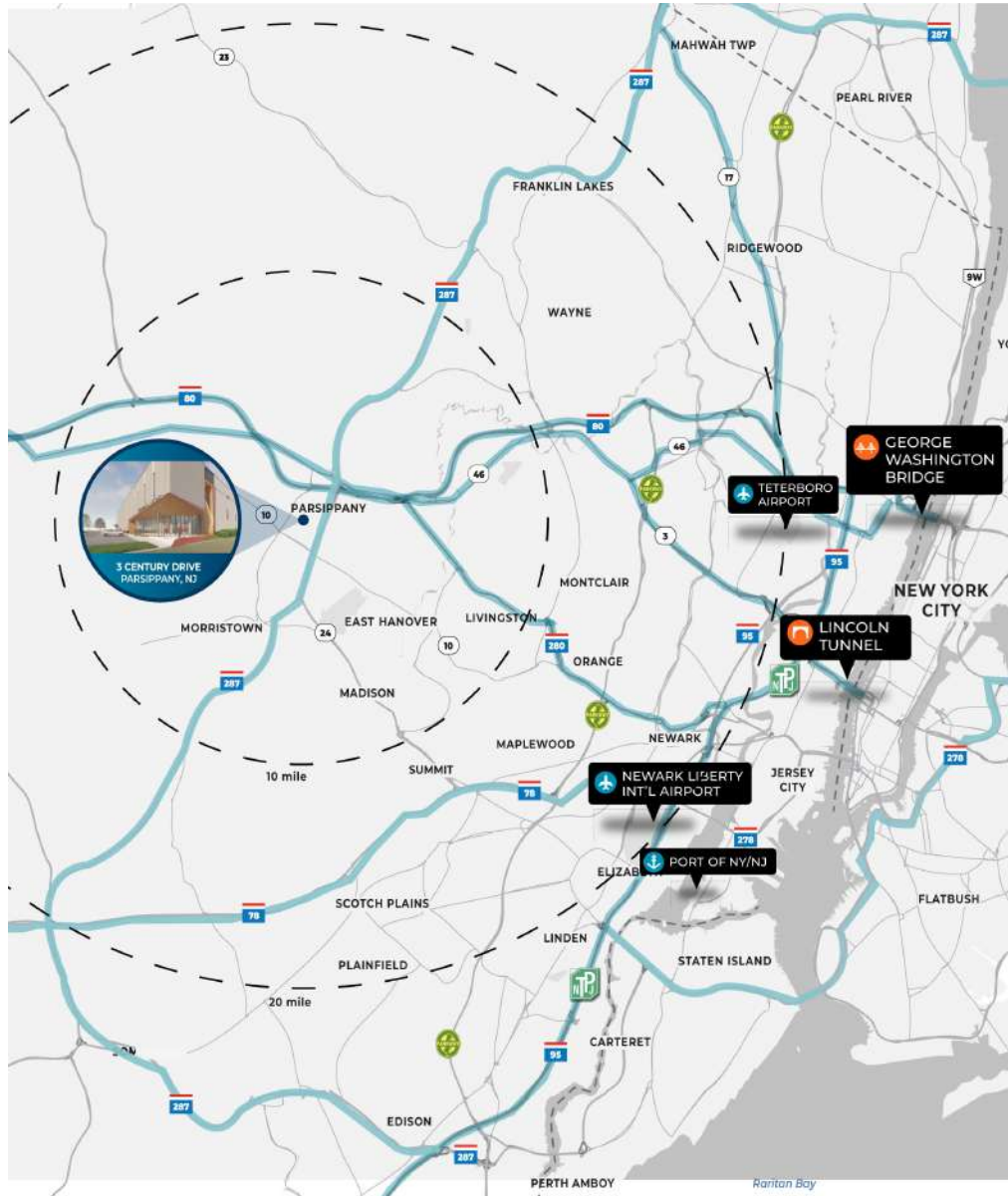


SPRINKLERS
ESFR sprinklers

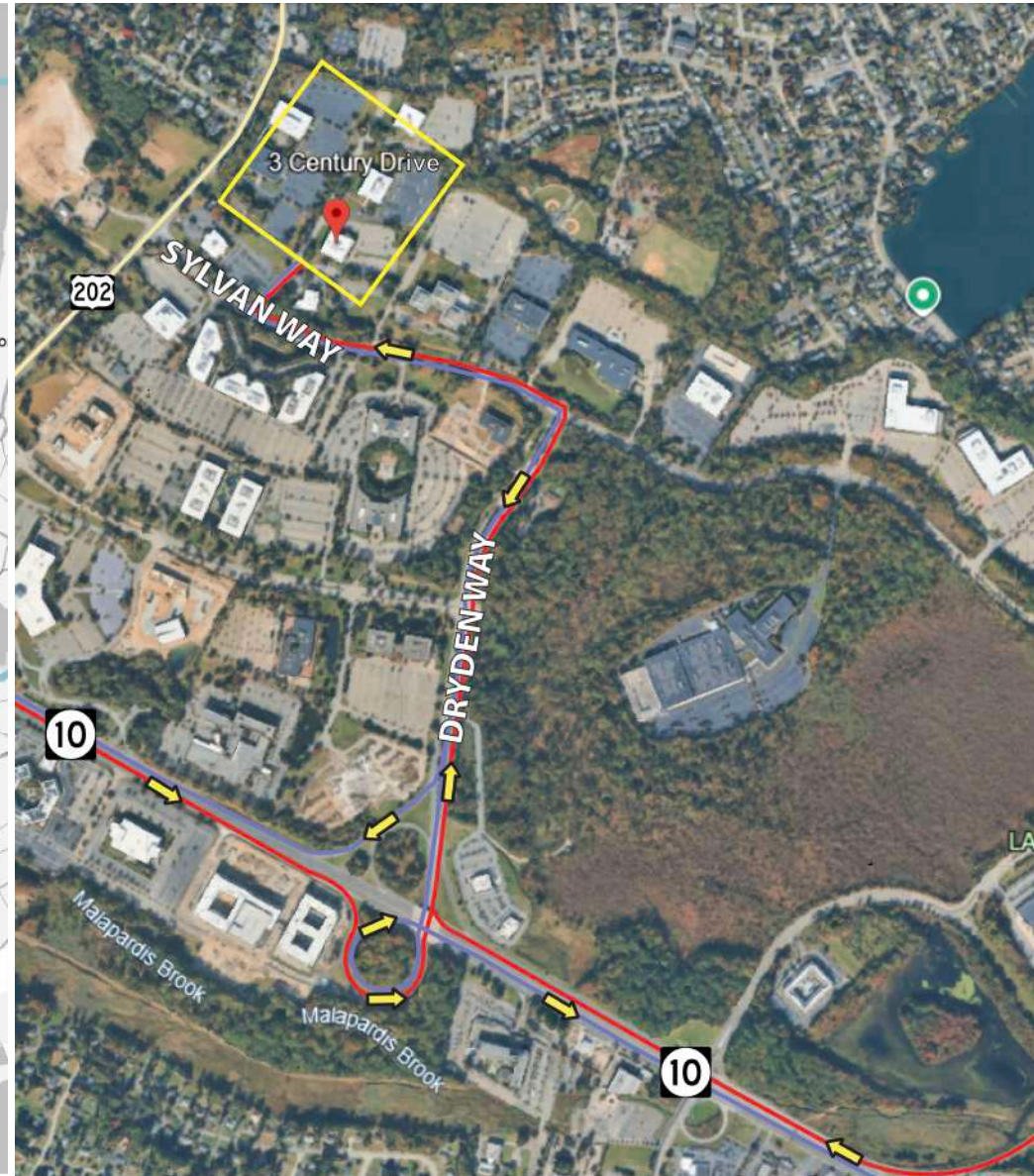


WAREHOUSE LIGHTING
LED

REGIONAL MAP



TRUCK ACCESS



PARSIPPANY CORPORATE NEIGHBORS & CONTACT INFORMATION



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