



CROSSPOINTE TECHNOLOGY CENTER

945 ROUTE 10, WHIPPANY

+/- 149,475 RSF

Former Mondelez R&D/Pilot Plant
Available
for
Sale or Lease





CROSSPOINTE TECHNOLOGY CENTER

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Crosspointe Technology Center is an existing 149,426 SF building located on a 15 acre site at the 4-way intersection of Rt 10 and Jefferson Road and 1/4 mile from Rt 287 interchange. The building features an attractive pre-cast concrete facade, glass curtain wall, skylit atriums and courtyard surrounded by extensively landscaped grounds. Benefits include multiple fiber carriers, individually controlled HVAC, ceiling heights up to 20' and ample parking.



Full-service cafe
(seats 73)



Building signage
available on Rt. 10



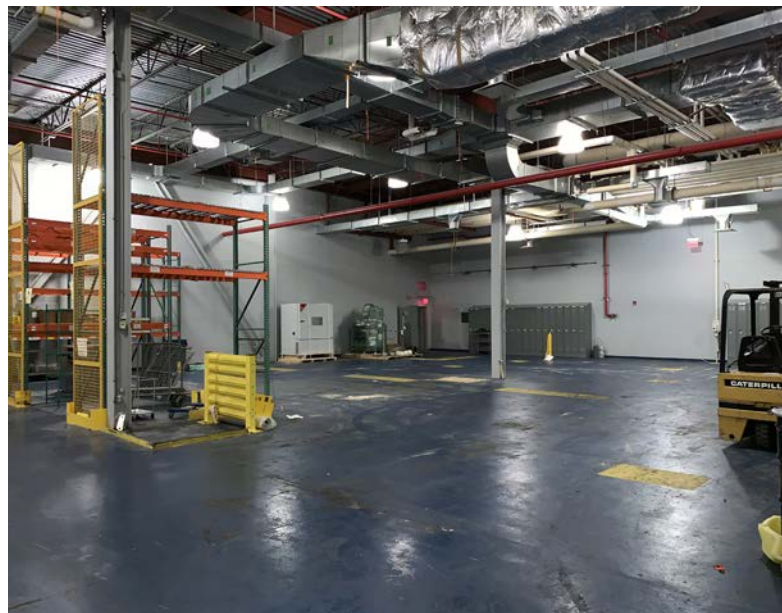
250 parking spots
available
(Expandable)

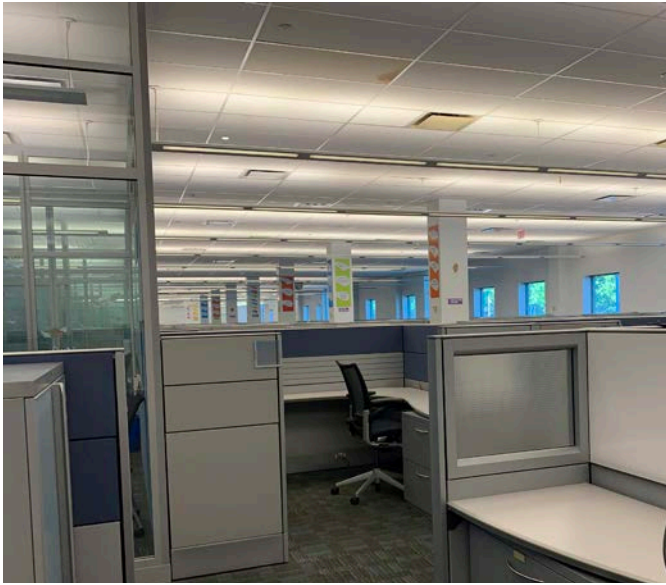


16' and 20'



Glass facade and
interior courtyard
provide natural light





Year built

- 2005

Back-up generator

- 500kW

Site size

- 15 acres

Parking

- 250 surfaces spaces

Ceiling Heights

- 38,850 SF (pilot & mechanical area)
-20' slab to slab
- Remaining st floor and entire 2nd floor
-16' slab to slab
- Finished ceiling height -11'

Elevators

- One (1) freight
- Two (2) passenger

Utilities

- **Electric** -JCP&L | Facility electrical service Main Switchgear is 480V, 4000A, 3-Phase, 4 Wire backed up by an outdoor 400kW emergency generator
- **Gas** -PSE&G | 6' main
- **Sewer** -Hanover Sewerage Authority | 8' main
- **Water** -Southeast Morris County Municipal Utilities | 8' combined main

Loading

- Two (2) overhead doors -6'x 8' TYP
- Both have recessed dock levels
- Dock bumpers
- One (1) compactor overhead door -5' x 8' dock bumpers

Cafeteria

- Full service within the building with 73 seats

Floor construction

- 8' reinforced concrete slabs
- 1st floor slab on grade
- 2nd floor 100 to 150 lbs.

Bay spacing

- 22' x 30' TYP

Mechanical systems

- Gas fired RTU's
- VAV based distribution system
- Perimeter supplemental electric radiant heat
- DDC based energy management systems with individual zone control and off-site, monitoring and control capability

Lab | R&D specifications

- Labs include piping in-place for bottled gas
- 200° water supply, 50° water supply, deionized water and high pressure steam
- Labs include nine (9) fume hoods and four (4) kitchen range hoods and casework which will be left in place

HVAC

- HVAC system consists of (12) twelve rooftop units with DX cooling coils to support the different operational areas in the building

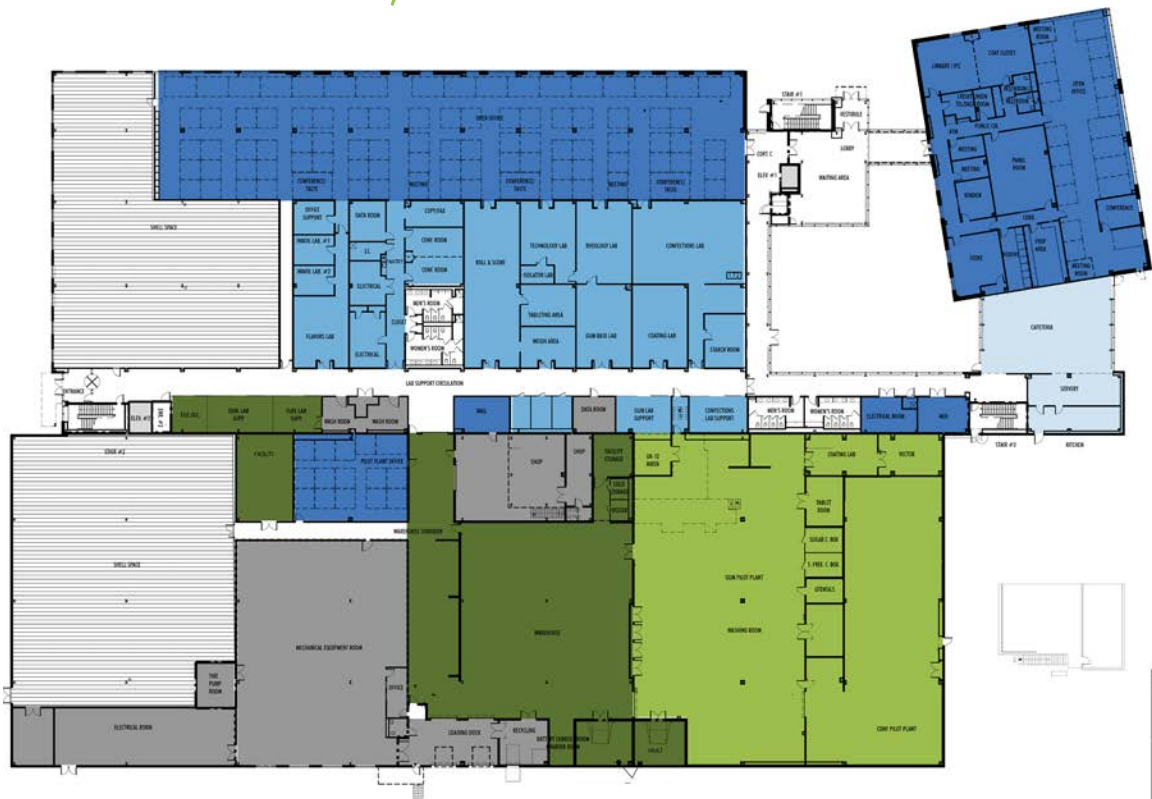
Heating

- (2) two 80 BHP, gas fired hot water boilers
- Perimeter baseboard heaters in office areas

Plumbing

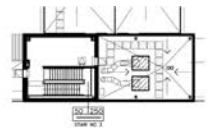
- Sanitary waste system serves administration, kitchen and cafeteria areas. Process waste system serves pilot plant, various laboratories, mechanical room and glass washing area.
- (2) two 125 BHP boilers (B-3 and B-4) supplying high pressure steam (100psig) to process equipment.

FIRST FLOOR - 103, 641 SF



MEZZANINE AREA CALCULATION

SECOND FLOOR - 45,834 SF



LEGEND



OFFICE



LABORATORY



STORAGE



PILOT PLANT



SUPPORT



CAFETERIA/
FITNESS CENTER



SHELL SPACE



COMMON
AREA

location

945 Route 10 is located between Route 80, Route 287 and Route 10 and offers proximity to downtown Morristown, convenient regional highway access, plus nearby restaurants, hotels, and retail.

ROUTE 287

.7 miles / 2 minutes

CHATHAM

10.8 miles / 16 minutes

ROUTE 80

3.5 miles / 2 minutes

SUMMIT

11.4 miles / 18 minutes

DOWNTOWN MORRISTOWN

4.9 miles / 10 minutes

SHORT HILLS

12.2 miles / 19 minutes

MORRISTOWN AIRPORT

5.5 miles / 15 minutes

NEWARK LIBERTY INTERNATIONAL AIRPORT

22.2 miles / 29 minutes

ROUTE 202

3.4 miles / 10 minutes

JERSEY CITY

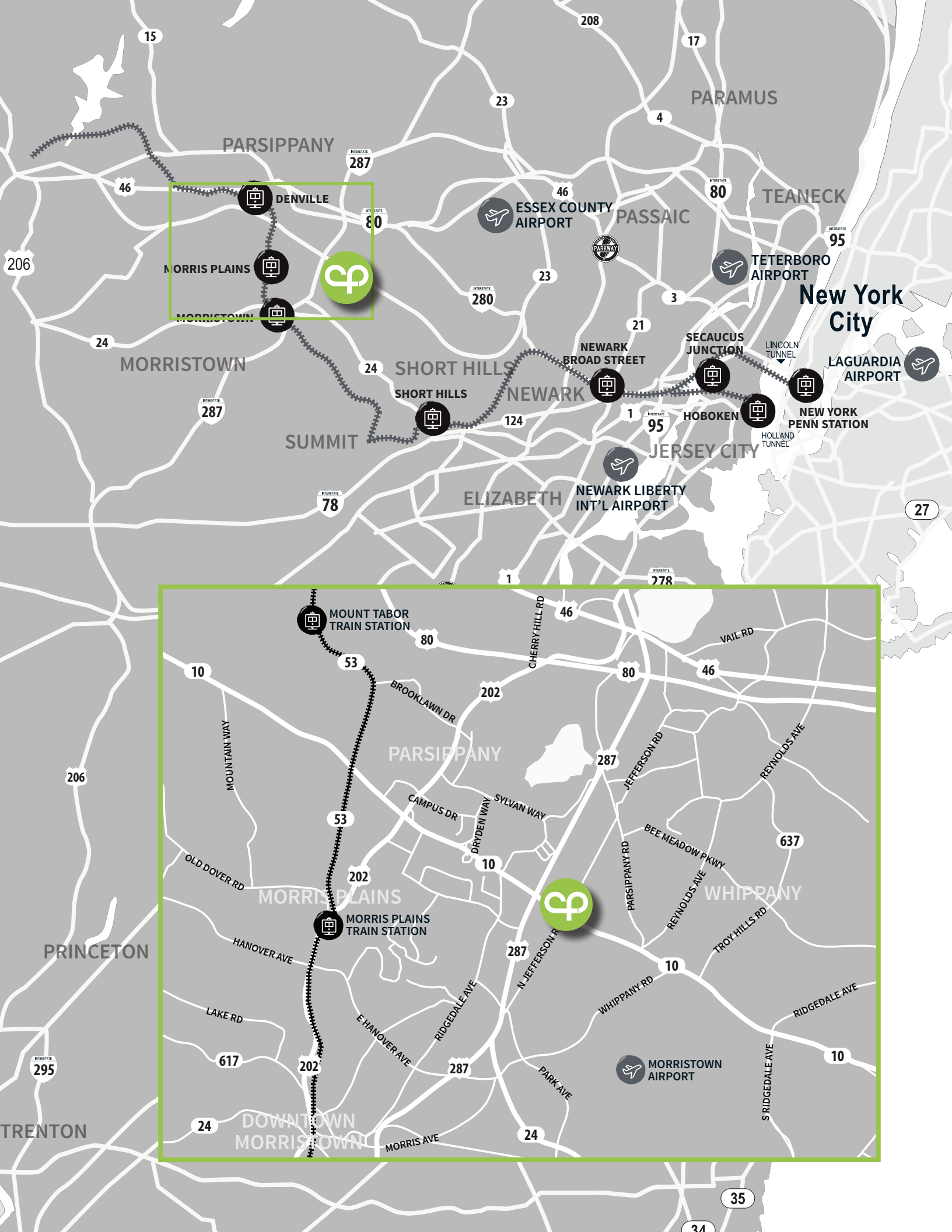
29.5 miles / 25 minutes

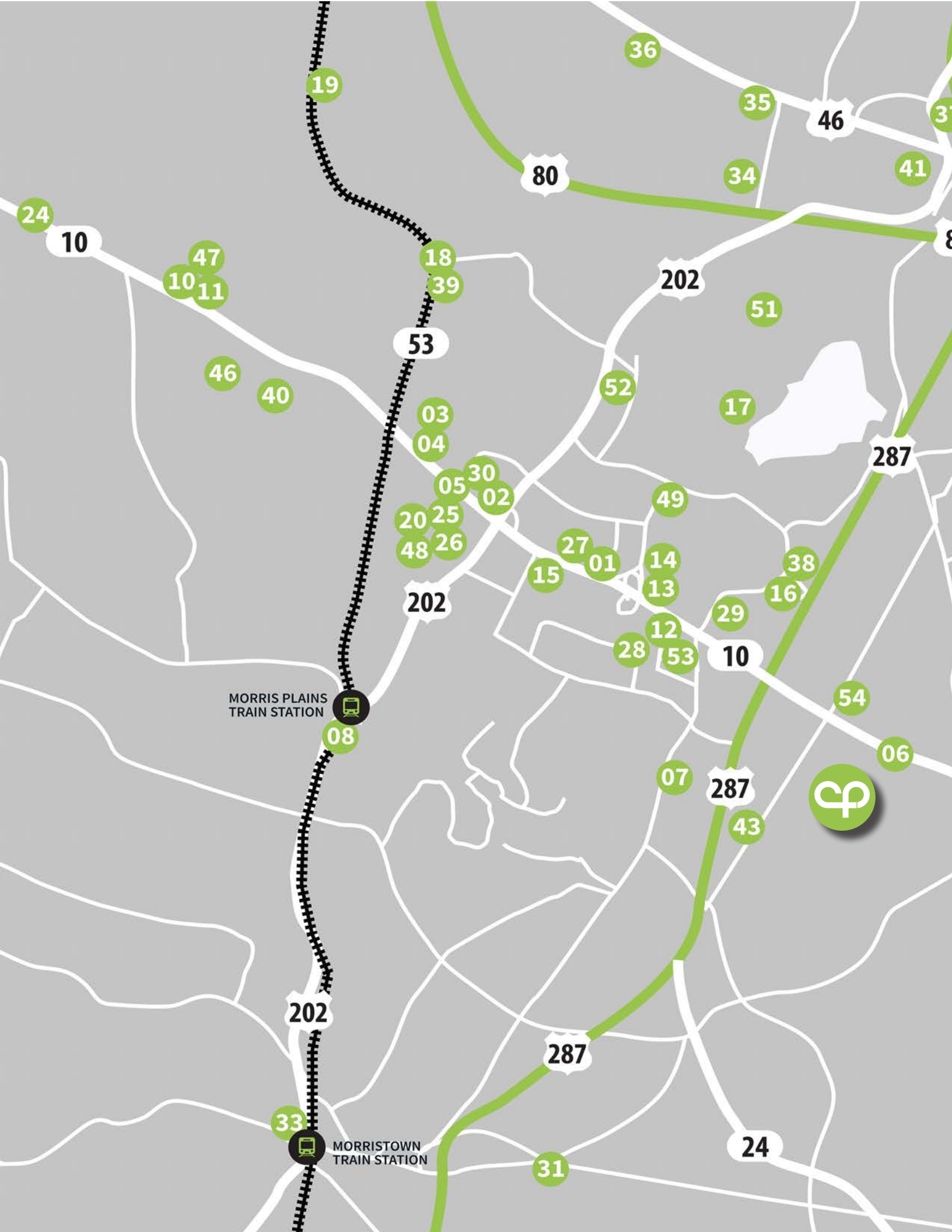
LIVINGSTON

11.1 miles / 15 minutes

MIDTOWN MANHATTAN

32.1 miles / 45 minutes







amenities

Restaurants

- 01 Ruth's Chris
- 02 Zinburger
- 03 Grato
- 04 Tabor Road Tavern
- 05 Lemongrass
- 06 Nikko Japanese Restaurant
- 07 H2 Ocean
- 08 Arthur's Tavern
- 09 Il Capriccio
- 10 Minado
- 11 Cinnamon Indian Restaurant
- 12 Auld Shabean
- 13 Seasons 52
- 14 The Capital Grille

Convenience

- 15 Starbucks
- 16 Wegman's/Wegman's Burger Bar
- 17 Delizia Parsippany Pizzeria
- 18 Tabor Road Pizza
- 19 Mancino's Pizza & Italian Cuisine
- 20 Chipotle
- 21 Smashburger
- 22 5 Guys
- 23 Panera
- 24 Qdoba
- 25 Chick-Fil-A
- 26 First Watch

Hotels

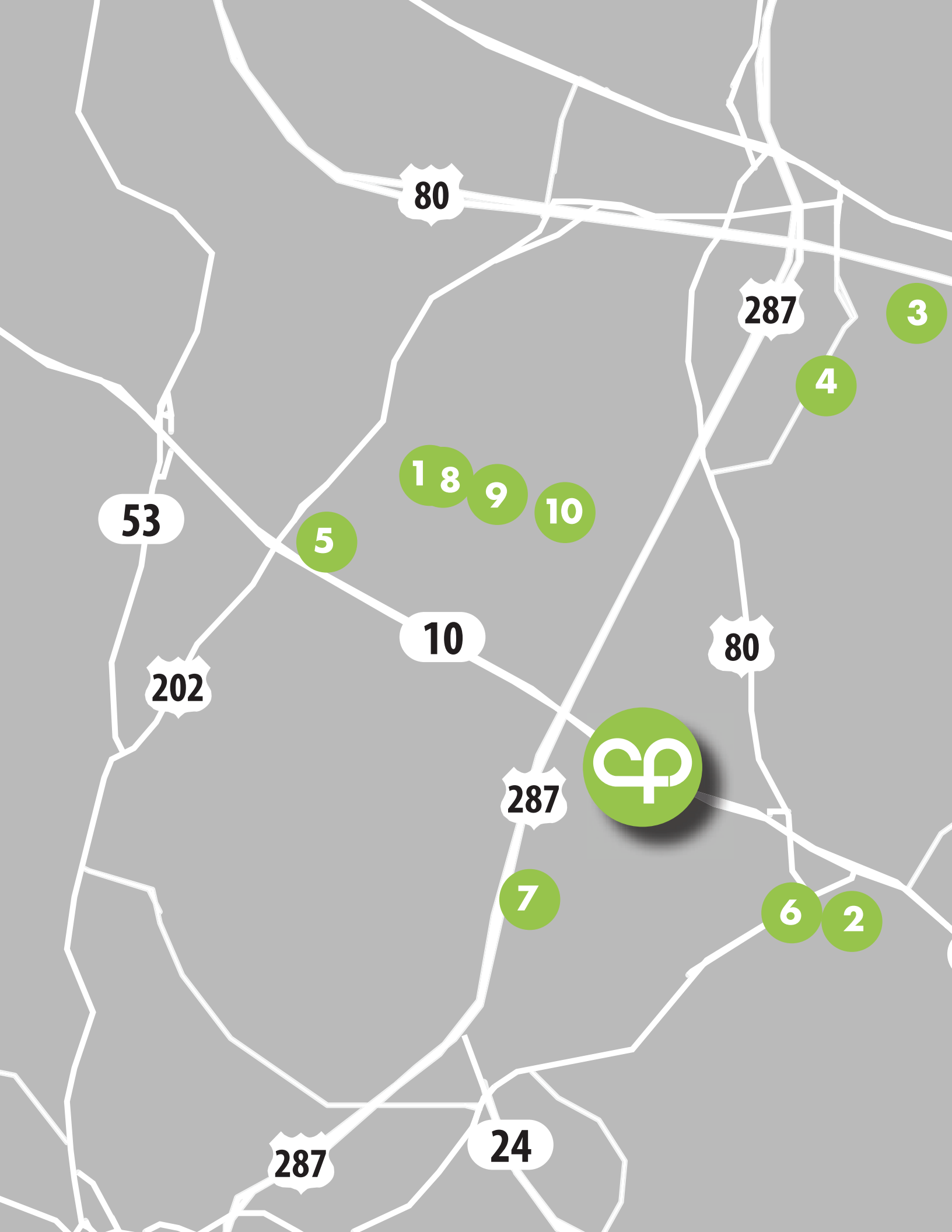
- 27 Hilton Parsippany/Hampton Inn
- 28 Hanover Marriott
- 29 Hyatt House
- 30 Residence Inn
- 31 Westin Governor Morris
- 32 Sheraton Parsippany Hotel
- 33 Hyatt Regency Morristown
- 34 Sonesta ES Suites
- 35 Fairfield Inn & Suites by Marriott
- 36 Courtyard by Marriott
- 37 Embassy Suites by Hilton

Fitness - Lifestyle

- 38 24 Hour Fitness
- 39 Anytime Fitness
- 40 Crunch
- 41 Blink Fitness
- 42 Retro Fitness of Parsippany
- 43 Retro Fitness of Whippany
- 44 LA Fitness
- 45 Atlantis Sports Club and Spa
- 46 Planet Fitness
- 47 Depasquale the Spa
- 48 Massage Envy

Daycare

- 49 Bright Horizons at Parsippany
- 50 The Goddard School
- 51 Tiny Totz
- 52 Apple Montessori
- 53 My Special Spot
- 54 The Learning Experience
- 55 Whippany Kindercare



80

287

3

4

53

5

1 8

9

10

10

202

80

287



7

6

2

287

24

46

80

10

280

corporate neighbors

Allstate Can Corporation

Ascensia

Automatic Data Processing, Inc.

1. Avis Budget Group, Inc.

Barclays Capital

2. Bayer Corporation

Boxer Workstyle Executive Suites

CAE SimuFlite NETC

ConnectiveRX

Crum & Forster

Day Pitney LLP

3. Deloitte

Delta Dental of New Jersey, Inc.

Department of Environmental Protection

DSM

Emergency Medical Associates LLC

EverBank Commercial Finance

4. Evonik Corporation

Ferrero USA Inc

Fiserv, Inc.

FM Global

5. GAF Materials Corporation

Gemini Technology Services, Inc.

Generali Employee Benefits New York

Honeywell International, Inc.

IMS Health Incorporated

Langan Engineering

MANE USA

McCann Torre Lazur

Medical Laboratory Diagnostics

Merck & Co Inc.

6. MetLife

7. National Exchange Carrier Association

Net Access Corp.

Ogilvy CommonHealth Worldwide

PBF Holding Company, LLC

Pinnacle Foods Inc.

Reckitt Benckiser LLC

Securitas Security Services

Solix

Sun Chemical Corporation

Tangoe, Inc.

Teva Pharmaceuticals USA, Inc.

The Coyne Agency

8. T-Mobile Law Enforcement Relations Group

United Parcel Service, Inc.

Weichert Realtors

Western World Insurance Group

9. Wyndham Worldwide

Wyndham Worldwide Corporation

10. Zoetis



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Owned by:



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