

# progress | crossings

100 JEFFERSON ROAD, PARSIPPANY, NJ

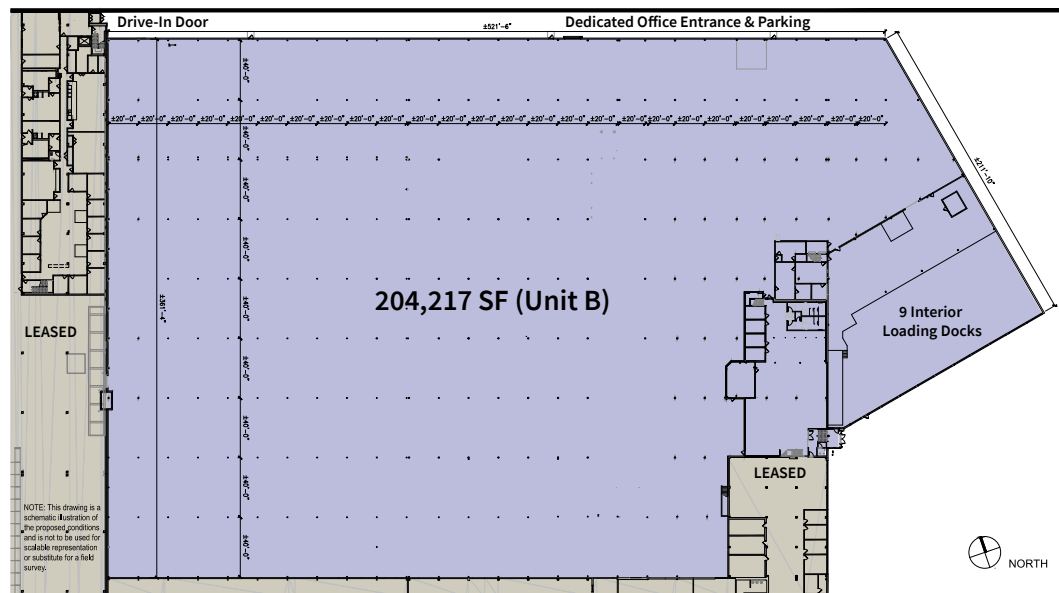
**AVAILABLE FOR LEASE**  
**204,217 SF INDUSTRIAL SPACE**





100 JEFFERSON ROAD, PARSIPPANY, NJ

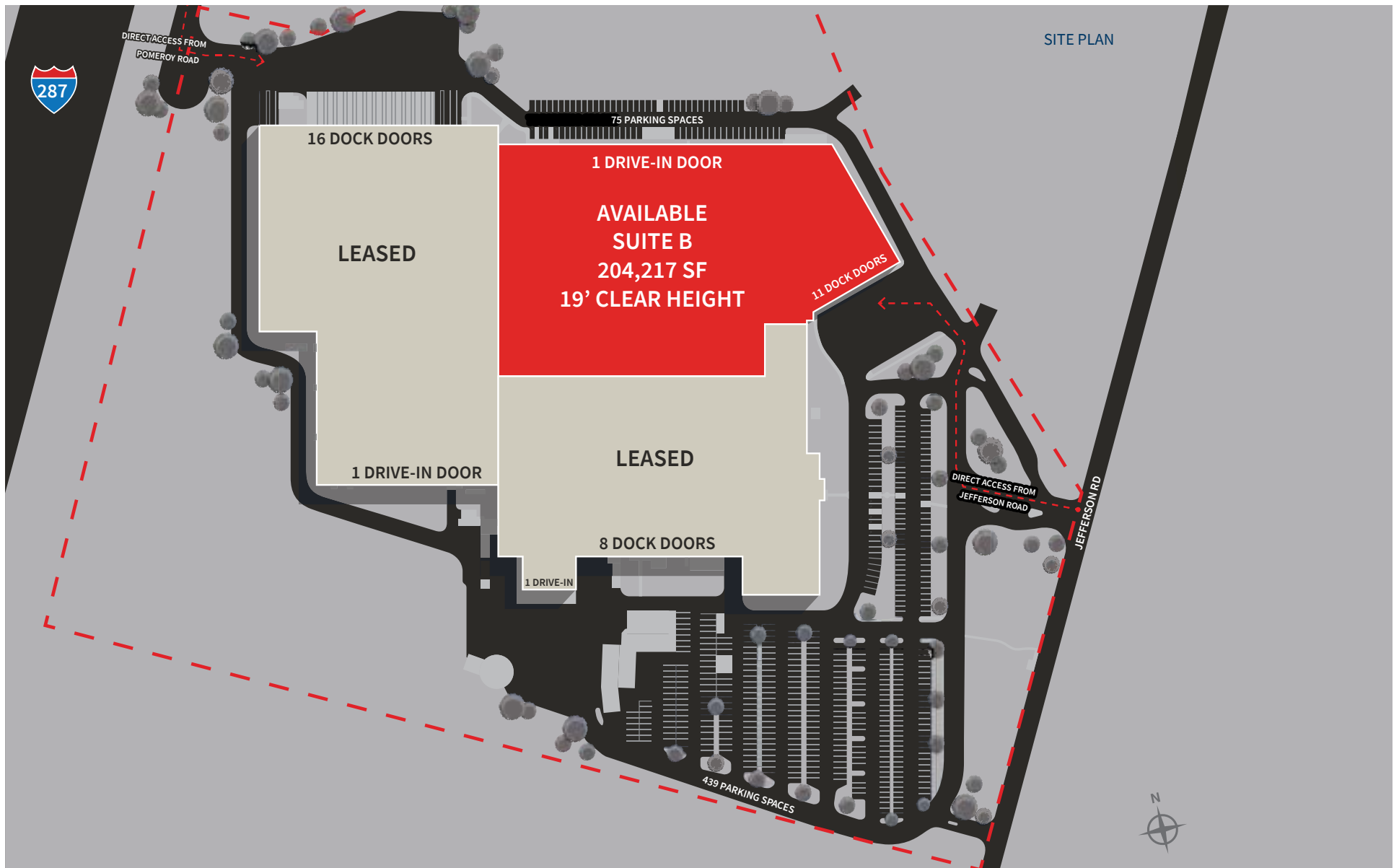
<b>TOTAL BUILDING SIZE</b>	558,930 SF
<b>AVAILABLE SPACE</b>	204,217 SF - Unit B
<b>OFFICE SPACE</b>	7,500 - 20,000 SF
<b>CEILING HEIGHT</b>	19' clear
<b>COLUMN SPACING</b>	40' X 20'
<b>LOADING DOCKS</b>	9 dock doors
<b>DRIVE-INS</b>	1 drive-in
<b>CAR PARKING</b>	339 spaces
<b>SPRINKLERS</b>	Wet
<b>ELECTRICAL</b>	(2) 2,000-amp, 480/277 volts, 3 phase, 4 wire service
<b>WAREHOUSE LIGHTING</b>	T5
<b>LAND</b>	35.9 ACRES
<b>ZONING</b>	SED 5A – COMMERCIAL MIXED USE
<b>AVAILABLE</b>	Jan 2023



# SITE PLAN

**204,217 SF AVAILABLE FOR LEASE**

100 JEFFERSON ROAD, PARSIPPANY, NJ



# LOCATION OVERVIEW

Progress Crossing, a multi-faceted property, offers a prospective tenant a headquarter-quality image, well above average parking, the ability to utilize multiple types of loading, and the opportunity to customize the space for its specific use. The Morris County submarket is one of the largest and most desirable business locations in the Northeast, where pharmaceutical, biotech, publishing, and engineering industries lead the demand for industrial space. Morris County is the 9th wealthiest county in the U.S. with an average household income of \$158,028 and an unemployment rate of 3.6%. Six Fortune 500 Companies including Honeywell, Novartis, PBF Energy, Avis Budget Group, Realogy, Conduent, and Wyndham Worldwide drive demand for ancillary products and services. Much of the corporate presence within the submarket is attributable to the vast workforce residing within the County, as well as its superior transportation, infrastructure, retail and lodging options, office and industrial product and high quality of life.

## LABOR AND POPULATION STATS

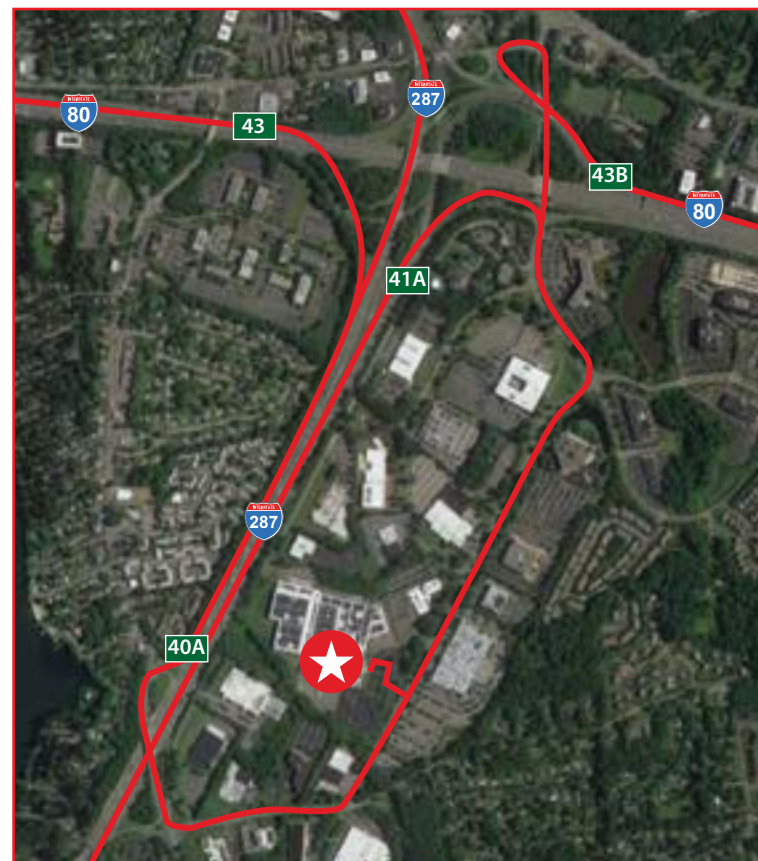
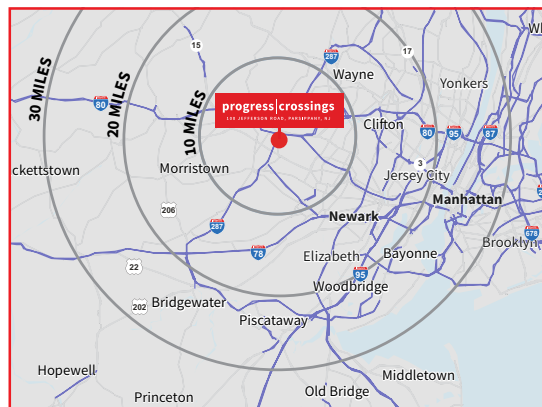
10 miles:  
**Total Population: 497,508**  
**Transportation/Warehouse workers: 5,948**

20 miles:  
**Total Population: 3,228,428**  
**Transportation/Warehouse workers: 85,998**

30 miles:  
**Total Population: 11,836,968**  
**Transportation/Warehouse workers: 148,081**

## KEY DISTANCES

<b>.04 Miles</b> to I-287	<b>21.2 Miles</b> I-95
<b>.9 Miles</b> to I-80	<b>25.2 Miles</b> Port Newark/Elizabeth
<b>1.3 Miles</b> to I-280	<b>28.2 Miles</b> Lincoln Tunnel
<b>19.5 Miles</b> Garden State Parkway	<b>29.2 Miles</b> George Washington Bridge



## EXCLUSIVE LEASING



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