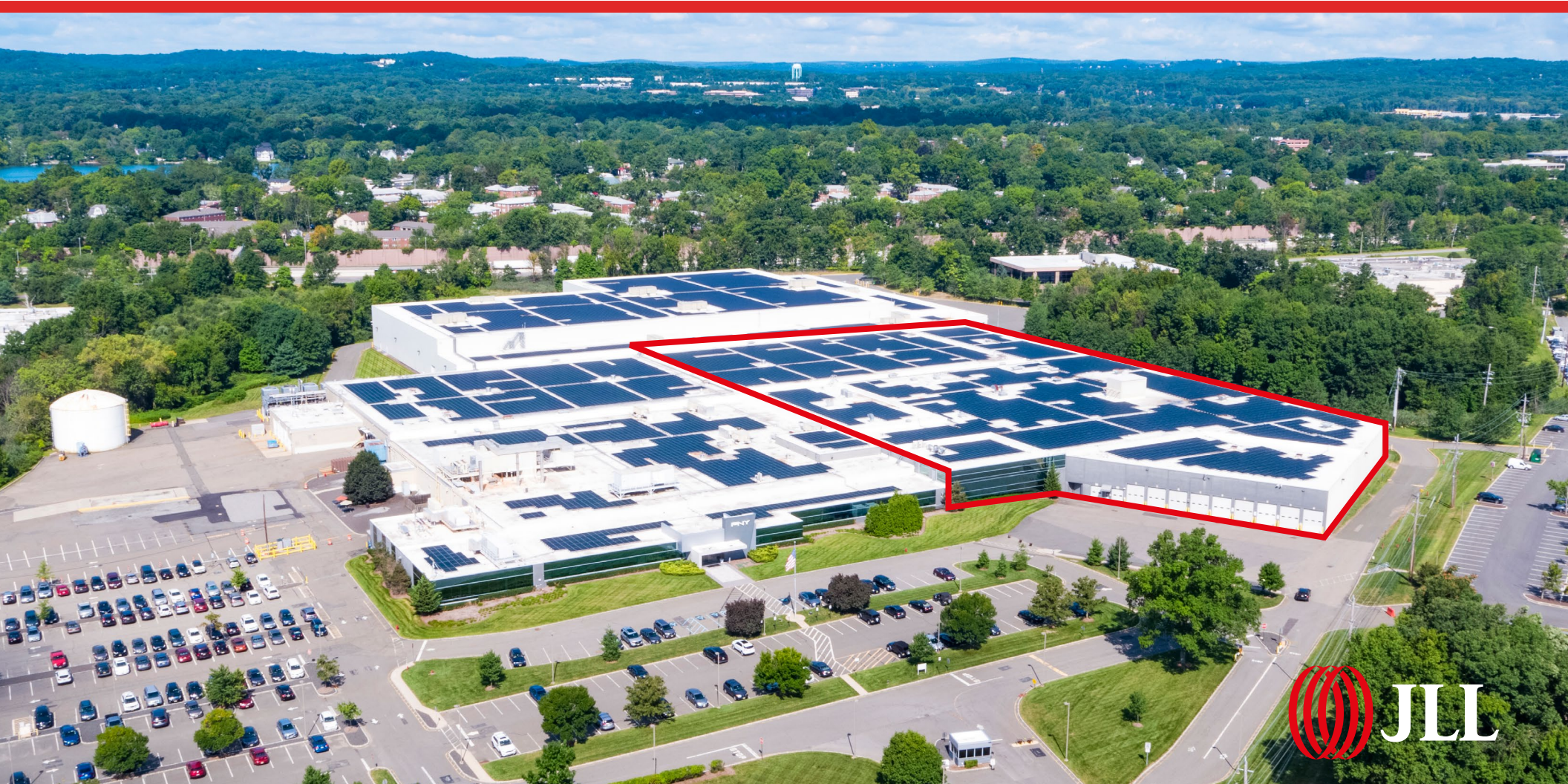


progress | crossings

100 JEFFERSON ROAD, PARSIPPANY, NJ

AVAILABLE FOR LEASE
204,217 SF INDUSTRIAL SPACE



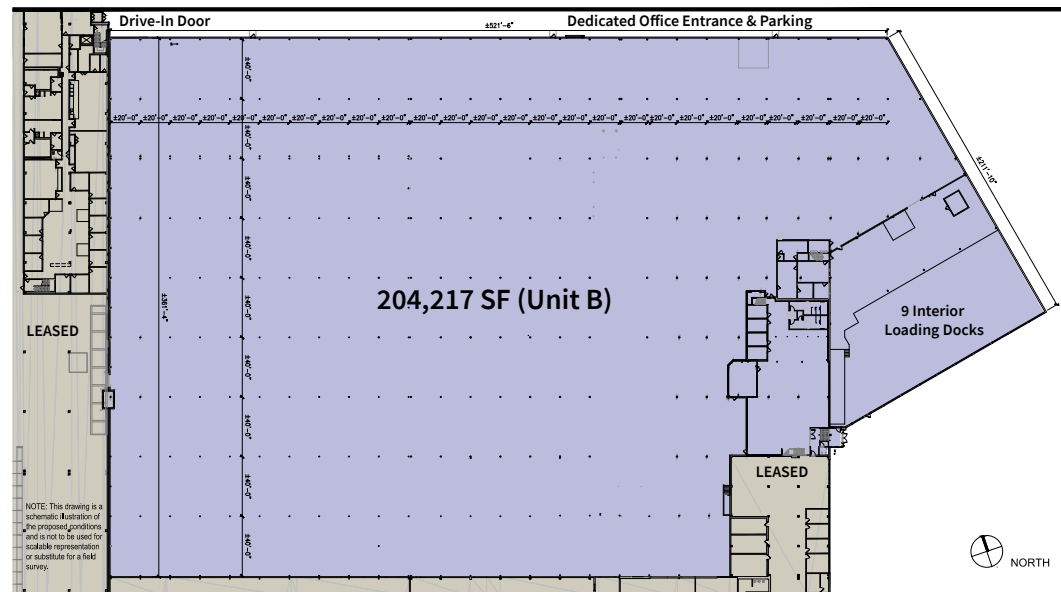
PROPERTY SPECIFICATIONS

204,217 SF AVAILABLE FOR LEASE

100 JEFFERSON ROAD, PARSIPPANY, NJ



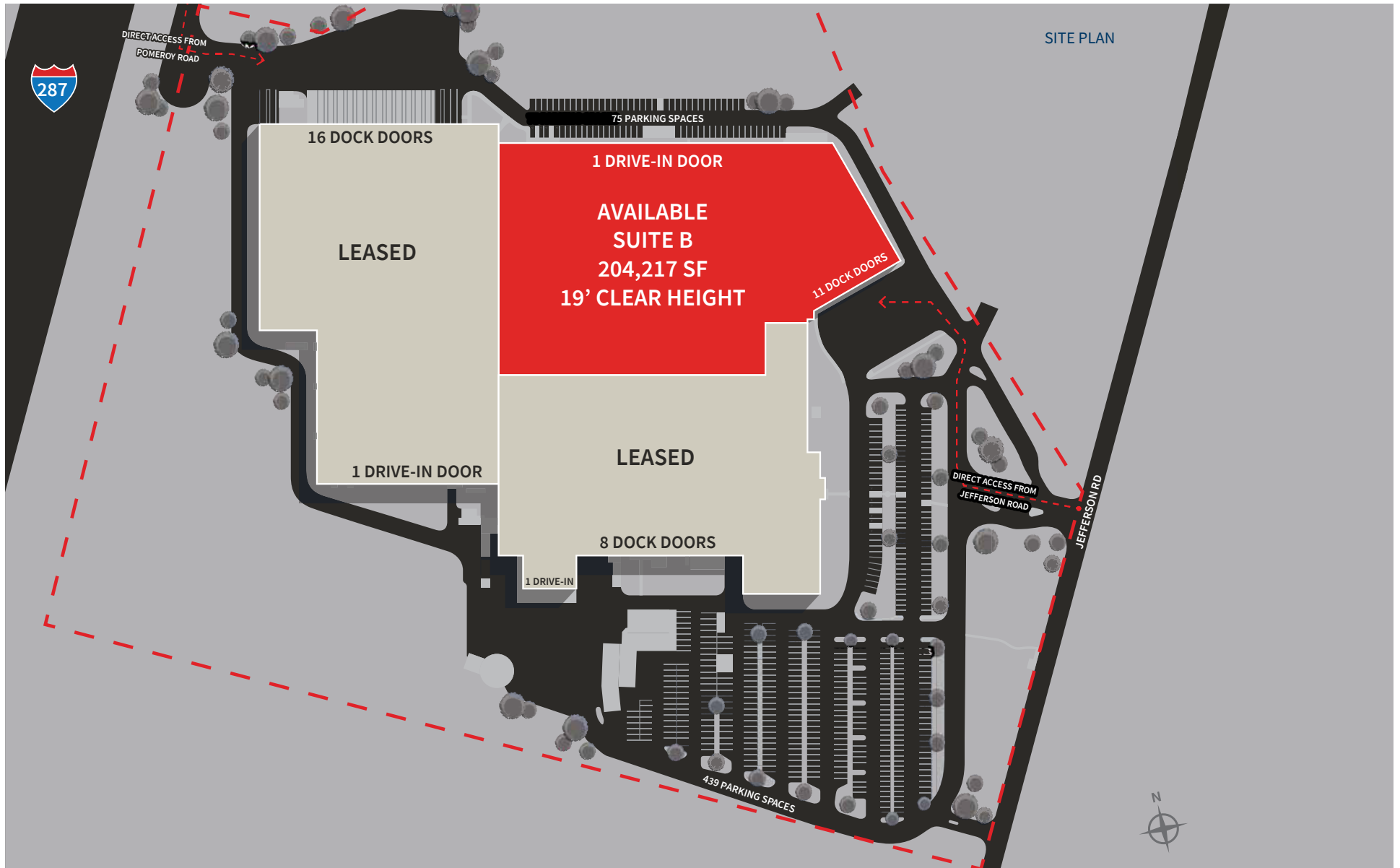
TOTAL BUILDING SIZE	558,930 SF
AVAILABLE SPACE	204,217 SF - Unit B (Available Immediately)
OFFICE SPACE	7,500 - 20,000 SF
CEILING HEIGHT	19' clear
COLUMN SPACING	40' X 20'
LOADING DOCKS	9 dock doors
DRIVE-INS	1 drive-in
CAR PARKING	339 spaces
SPRINKLERS	Wet
ELECTRICAL	(2) 2,000-amp, 480/277 volts, 3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



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

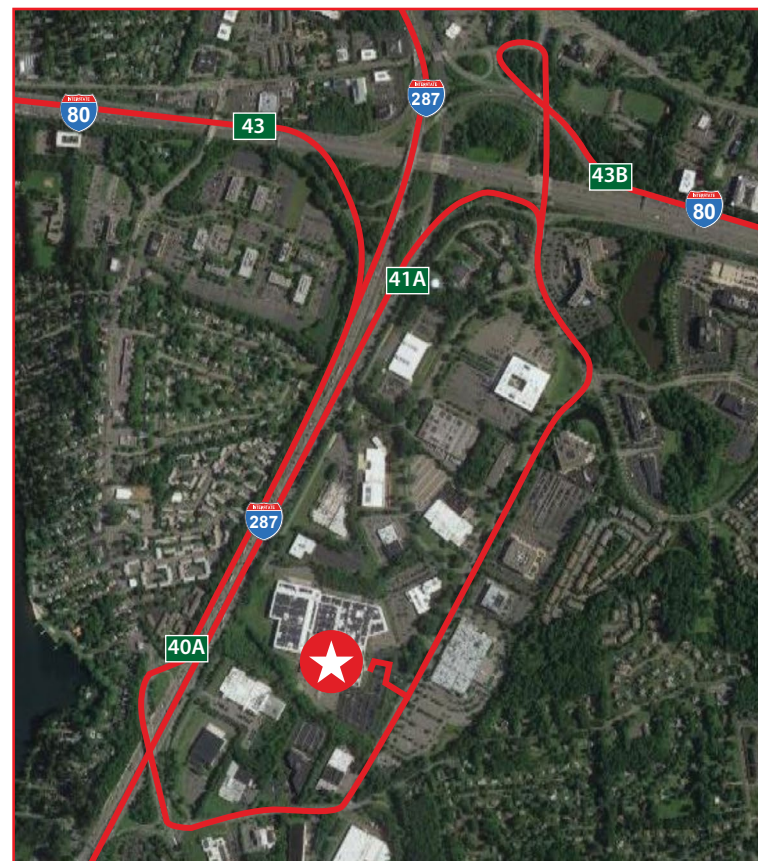
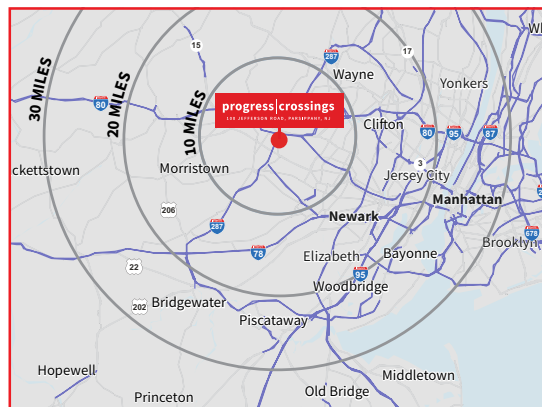
10 miles:
Total Population: 497,508
Transportation/Warehouse workers: 5,948

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

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



EXCLUSIVE LEASING



MICHAEL PALMERI
+1 908 361 2461
michael.palmeri@am.jll.com

HOWARD WEINBERG
+1 201 960 6201
howard.weinberg@am.jll.com

JONES LANG LASALLE
One Meadowlands Plaza, Suite 804
East Rutherford, NJ 07073

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.