

TP TABOR PARK

@ FIFTY THREE

MORRIS COUNTY'S NEWEST HI-TECH R&D PARK



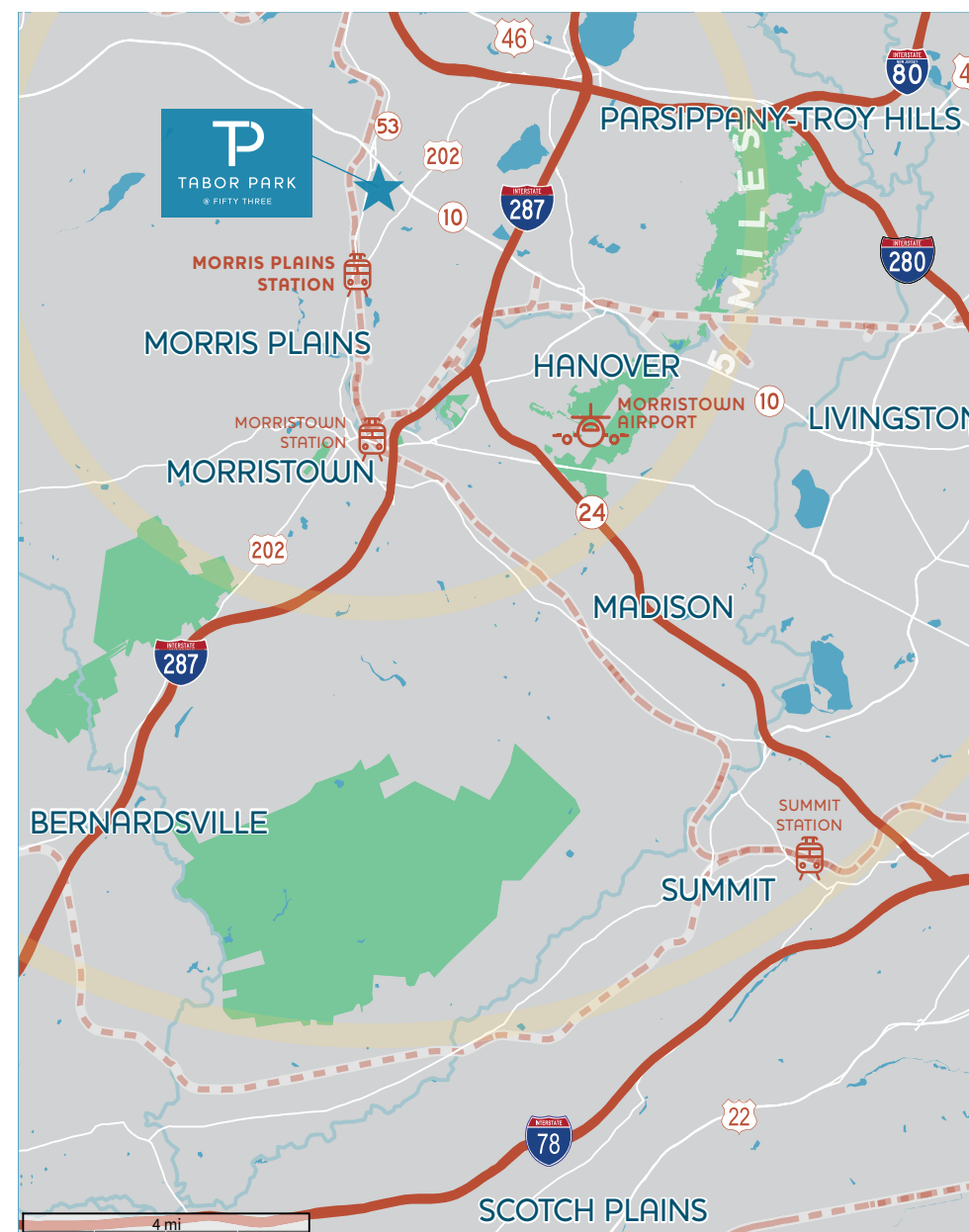
Build your future here.

HI-TECH FLEX SPACE AVAILABLE Q2 2020

This 66-acre, former Johnson & Johnson corporate campus is situated in the heart of affluent Morris County, New Jersey and is surrounded by several headquarters locations and campuses, along with corporate users in the financial services, insurance, pharmaceuticals, biotech, telecommunications, electronics and transportation sectors.

Tabor Park @ 53, adjacent to Honeywell International's headquarters, anchored by 185 Tabor Road – a Class A office and R&D building – will be transformed into a new Hi-Tech R&D campus, offering a mix of high-tech office, lab and light industrial space in an amenity-rich environment.

The properties exceptional location is within walking distance of the Morris Plains train station, less than 10 minutes from amenity rich downtown Morristown, and the intersection of interstates 287 and 80; with immediate access to Routes 10, 53 and 202.



Route 10	0.5 miles
Route 202	0.6 miles
Morris Plains Train Station	0.75 miles
Morristown	3.5 miles
Interstate 287	3.3 miles
Interstate 80	4.3 miles
Route 24	4.9 miles
Morristown Airport	6 miles
Route 46	6.4 miles
Newark Liberty Int'l Airport	26 miles
Port Newark/Elizabeth	26.3 miles
Manhattan	33 miles



TABOR PARK

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2.3 MILES

From
Tabor Park @ 53

- ZIN BURGER
- BARNES & NOBLE
- FED EX OFFICE
- DUNKIN' DONUTS
- HARMON FACE VALUES
- MASSAGE ENVY
- KOHL'S
- CHICK-FIL-A (COMING SOON)
- CHIPOTLE
- VILLAGE NAIL & SPA

- LEMONGRASS VIET-THAI
- JERSEY'S BEST BAGELS

- RIVIERA MAYA TAQUERIA
- SMASHBURGER
- DUNKIN' DONUTS

CANDLEWOOD SUITES

- TABOR ROAD TAVERN
- GRATO

REDUNDANT
34.5KV SERVICE
SUBSTATION

185 TABOR ROAD
EXISTING
OFFICE/LAB

EXISTING
PARKING
GARAGE

- 2 114,600 SF
- 3 33,400 SF
- 4 135,000 SF
- 5 56,500 SF
- 6 56,500 SF
- 7 96,000 SF

Honeywell
GLOBAL HQ

FUTURE DEVELOPMENT

M&M Realty Partners
Proposed Hotel, Restaurant, Retail and Residential

1 MILE
MORRIS PLAINS
TRAIN STATION

3 MILES
DOWNTOWN
MORRISTOWN

NJ TRANSIT RAIL LINE (MORRISTOWN LINE)

53

53

10

10

DRAKE LANE



+492,000 GSF of New Construction

Single story, Hi-Tech flex built-to-suit ranging from ±33,400 SF to ±135,000 GSF

	BLDG 2	BLDG 3	BLDG 4	BLDG 5	BLDG 6	BLDG 7
Size (GSF)	±114,600	±33,400	±135,000	±56,500	±56,500	±96,000
Parking / SF	2.5/1,000	3.2/1,000	2.5/1,000	3.0/1,000	3.0/1,000	3.0/1,000
Electricity (Amps) (Expandable)	400	900	900	600	600	700
Loading Docks	±22	±4	±29	±20	±20	±19



Column Spacing
52' x 40'



Clear Ceiling Height
28'



Slab Design
6" 4,000PSI, non-reinforced



Exterior
Decorative panel and glass exterior



Plumbing
8" underground sanitary and 2" overhead domestic water line



Fire Protection
ESFR Sprinkler Protection



Tailgate Loading
9' x 10' insulated loading doors with mechanical dock levelers and seals



Dock Pavement
6", 4000PSI mesh reinforced



Parking
±1,250 spaces



Exterior Lighting
LED light fixtures



Interior Lighting
25' average maintained foot candles based on an open layout without racking utilizing LED fixtures



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