

# 480 MORRIS AVENUE

480 Morris Avenue provides tenants with a unique single-tenant building opportunity with excellent visibility in Summit, NJ. 480 Morris has excellent access to major roadways and downtown Summit, and the building provides tenants with an abundance of dedicated, on-site parking. Saxum is planning a to complete a full renovation of the building to ensure all modern tenant needs are met, which will be complete shortly. 480 Morris provides its future tenant with unrivaled signage and branding opportunities on one of Summit's most highly travelled thoroughfares.

## ADVANTAGES:

- Signage and branding opportunities on well-travelled roadway
- Full building renovations underway
- Parking available at 4/1000
- Proximity to Route-24, Route-124, I-78, River Road and Springfield Avenue
- Proximity to major corporations, including Bristol Myers Squibb



4 MIN DRIVE TO  
TRAIN STATION



4 MIN DRIVE TO  
ROUTE 24



7 MIN DRIVE TO  
I-78

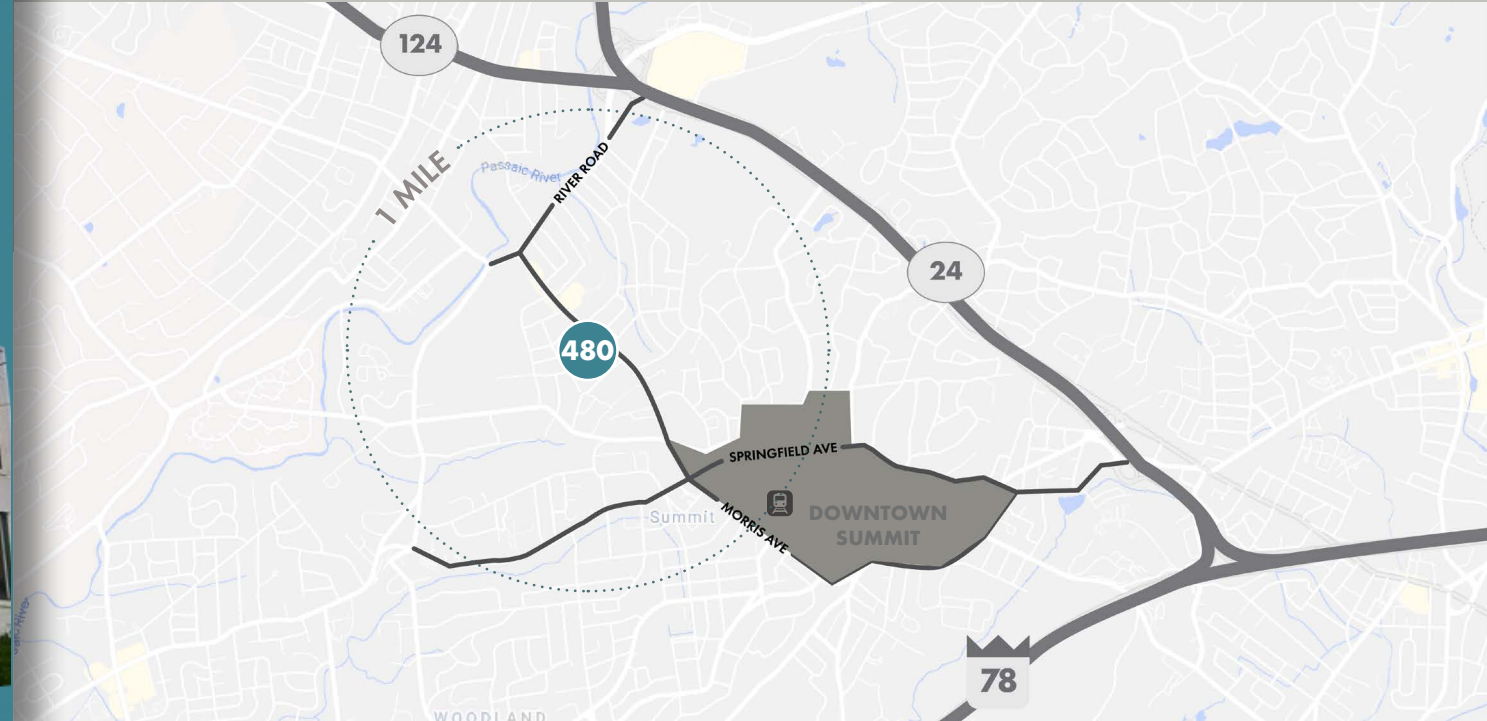


## FOR MORE INFORMATION

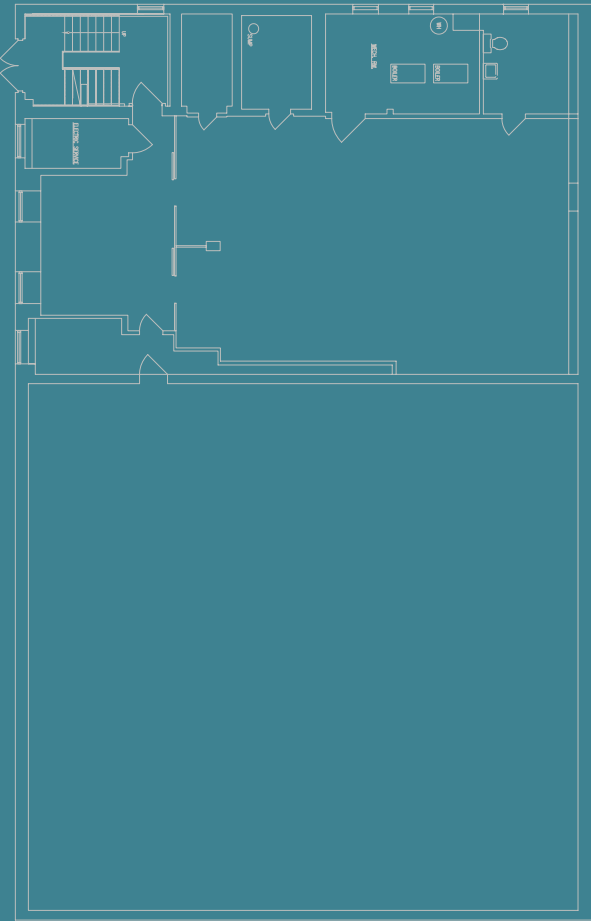
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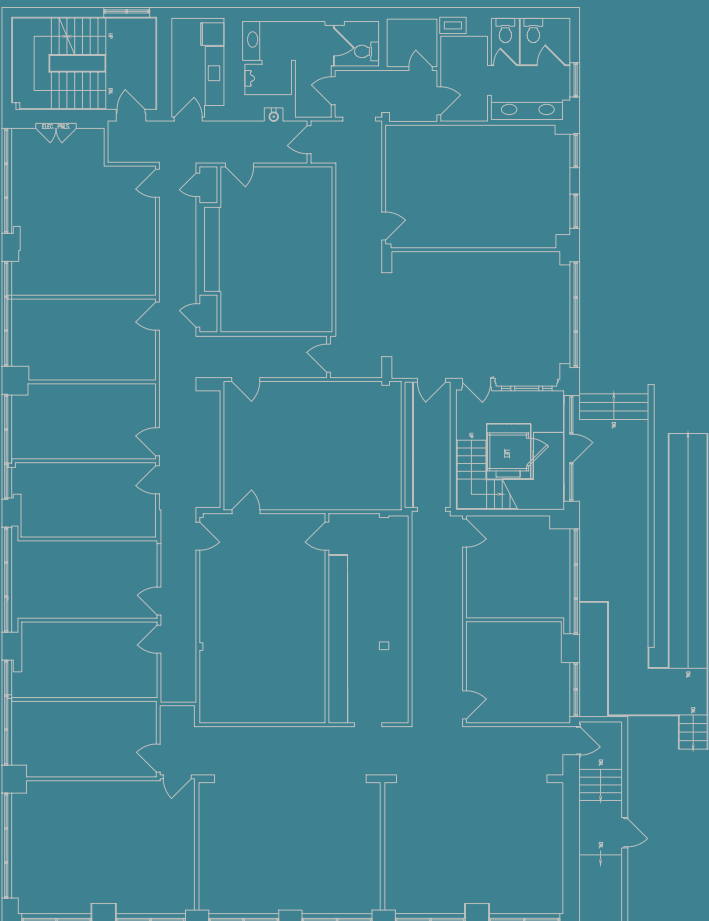
**SAXUM**  
REAL ESTATE



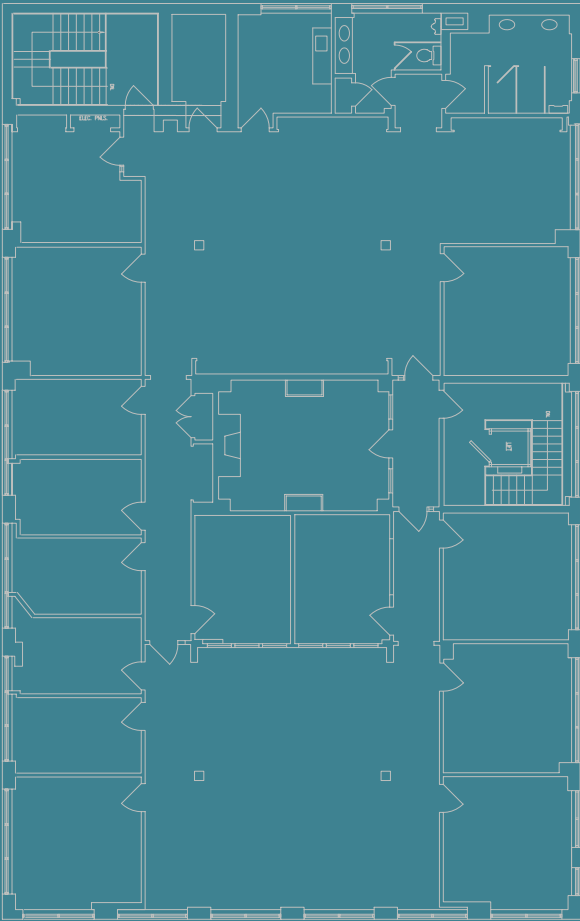
DEPICTS EXISTING CONDITIONS. PLAN FOR FULL BUILDING RENOVATIONS UNDERWAY.



**LOWER FLOOR**  
3,000 RSF



**FIRST FLOOR**  
6,078 RSF



**SECOND FLOOR**  
6,078 RSF

**TOTAL RSF**  
15,156 RSF