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The former Daiichi Sankyo building at Two Hilton Court is being demolished for a new warehouse. PARSIPPANY — Daiichi Sankyo relocated from Two Hilton Court in Parsippany to Basking Ridge in 2016. Despite vacating the premises in 2016, Daiichi Sankyo maintained the lease on the building until December 2022. Onyx Equities purchased the building in 2020, and the site is now set to be demolished to make way for a new warehouse. The former Daiichi Sankyo building at Two Hilton Court is being demolished for a new warehouse. Onyx Equities has been actively involved in various redevelopment projects in Parsippany, with several approvals from the local zoning board. Onyx acquired a significant portion of the former Mack-Cali complex, including nine buildings in Parsippany, as part of a 1.5 million square foot office portfolio. The bulldozers are demolishing the former Daiichi Sankyo building at Two Hilton Court. The Hilton Parsippany is in the background of the photo. Onyx Equities still owns several office buildings nearby, including The Arbors at Parsippany, located at One, Three, Five Sylvan Way, and Four and Six Campus Drive. Onyx's renovation, which cost $15 million, introduced new amenities and programming that have fueled leasing interest. The enhancements include a fitness center, cafes, game rooms, outdoor activities, and walking trails. The office buildings at Two and Three Campus Drive, formerly owned by Onyx Equities, were demolished, and AvalonBay Communities purchased the project. They are currently constructing high-density apartment buildings on the site. The new development includes approximately 430 multi-family apartments with an affordable housing component. In addition, Seven Campus Drive is a 156,000-square-foot, three-story office building originally constructed in 1982. Mack-Cali Realty Corporation sold it to Birch Group in November 2020. The site is currently undergoing redevelopment as part of a PAR Development Urban Renewal project, which plans to convert the office space into industrial use. This redevelopment is part of the township's broader efforts to repurpose vacant office buildings and introduce new uses to the area. A rendering of the warehouse planned for the former Daiichi Sankyo site at Two Hilton Court has been released. According to sources, Onyx Equities, the company behind the project, currently does not have a tenant lined up to occupy the new warehouse. Debris from the demolition of Two Hilton Court is evident as the former Daiichi Sankyo building is being taken down to make way for a new warehouse. The demolition is part of a broader redevelopment strategy in Parsippany, where Onyx Equities, which purchased the property, is repurposing the site. The project is one of several initiatives to transform unused office spaces into more viable commercial or industrial uses. When Daiichi Sankyo occupied Two Hilton Court, the facility accommodated approximately 480 employees. The 186,000-square-foot building underwent renovations to support the company's expanding workforce, with plans to eventually house around 600 employees at full capacity. These upgrades were part of Daiichi Sankyo's broader strategy to enhance their U.S. headquarters and meet the growing needs of their operations. However, the company later relocated to Basking Ridge to consolidate its New Jersey facilities and improve efficiency. This move aimed to foster greater collaboration among their commercial and development divisions, enabling innovation in therapeutic areas such as cardiology, oncology, and pain management. According to New Jersey property tax records, Two Hilton Court paid $693,610 in annual taxes 2016. By 2023, this amount had been reduced to $479,159.87. This significant decrease in property taxes reflects the building's valuation and usage changes over the years. The adjustments in tax payments may be attributed to various factors, including property depreciation, changes in occupancy, or reassessment of the property value following Daiichi Sankyo's departure and the subsequent redevelopment plans for the site. - Advertisment - - Advertisment - - Advertisment - - Advertisment - - Advertisment - - Advertisment - - Advertisment - - Advertisment - - Advertisment - Parsippany Focus Magazine HOME > Departments Construction Permit Portal - How to Information Construction Portal View All Forms Here About Us: The Division of Construction Code Inspection and Enforcement is responsible for enforcing the state Uniform Construction Code (N.J.A.C. 5:23) and other pertinent Township Ordinances for all regulated construction within the Township of Parsippany-Troy Hills. The Division is made up of five Subcodes, Building, Electrical, Plumbing, Fire and Elevator. Projects may include one or more Subcodes. The Division is responsible for processing applications, plan review, the issuing of construction permits, issuing violations/penalties, performing required inspections for code compliance and issuing the proper certificate once the project has been completed. Our goal is to provide the best possible customer service while ensuring that all construction within the Township is code complaint for the safety and welfare of all who live, work and visit Parsippany-Troy Hills. To schedule an inspection, or if you need assistance, please call us at 973-263-4366. Page 2 When a building hits 40 years of age, it is mandated by the state of Florida to have a Professional Engineer or Registered Architect conduct a thorough structural and electrical inspection to ensure the safety and integrity of the structure. In the wake of the Surfside Tower collapse, this ordinance has now been expanded to all counties in Florida, not just Dade and Broward as it was previously. The new state law, which went into effect on May 26, 2022, created new requirements for milestone inspections of condominium and cooperative association buildings that are three stories and taller. Miami-Dade County has had a building recertification program since 1975, which was amended on June 1, 2022. The integration of the new law together with the amended Miami-Dade ordinance has the following impacts to all existing buildings in Miami-Dade County: All buildings built on or before 1982 that have already had an initial recertification inspection through Miami-Dade's 40-Year program will continue to follow the established schedule. Coastal condominium and cooperative buildings three stories or taller built between 1983 and 1997 and located within three miles of the coastline must have a recertification inspection by December 31, 2024, and every 10 years thereafter. These buildings are being identified through a GIS mapping project. All other buildings built between 1983 and 1992 must have a recertification inspection by December 31, 2024, and every 10 years thereafter. All condominium and cooperative association buildings that are three stories or taller located within three miles of the coastline built on or after 1998 must have a building recertification inspection when the building age reaches 25 years, and every 10 years thereafter. All other buildings built on or after 1993 must have a recertification inspection when the building age reaches 30 years, and every 10 years there after. To schedule an inspection, please contact us: info@structuralworkshop.com Drone video of ParQ, development of over 600 residential units: VideoParQ residential community in Parsippany consists of over 600 units, including luxury apartments, townhomes and affordable rental units.PARSIPPANY — While the controversy − and legal battles − heat up over New Jersey's affordable housing mandate, an explosion of construction work is already transforming the landscape of Morris County's largest municipality.A tour of township sites in early February found demolition and site clearings underway at several vacant office properties, while new buildings rise on land already razed. Around Parsippany, no less than a dozen developments are proceeding, including several at the former Mack-Cali campus off routes 10 and 202.More than 2 million square feet of office space in the township has fallen to the wrecking ball over the last two years, according to tax assessment records. In its place, almost 2,300 housing units have either been planned or added, with several warehouses and other commercial properties under construction as well.Parsippany leaders see progress in the building boom: It's replacing dormant facilities with revenue-generating projects, according to Mayor James Barberio and his allies on the township council. Critics − including Councilman Justin Musella, who's challenging Barberio in this year's Republican primary − worry about added density, traffic and student enrollments in a town that has already warned about overcrowding in the schools.The five largest residential redevelopments already under construction in town total 1,799 new units, with two more approved projects representing 489 units.The town also has approved warehouses at six other sites. Town officials note that type of redevelopment should generate more tax ratables without adding more students, though some caution about potential impacts on traffic and pollution.A portion of the construction is the result of the town's need to fulfill the Mount Laurel Doctrine, a landmark set of court rulings that require New Jersey towns to provide their "fair share" of low- and moderate-income housing. Last month, a state Superior Court judge in Mercer County denied a request by more than two dozen municipalities, including Parsippany, to pause implementation of legislation passed last year to speed enforcement of the mandate.The plaintiff towns vowed to continue their appeals. Meanwhile in Parsippany, the knocking down and building up is in full gear.Here's a look at major projects in town nearly completed, underway or on the drawing boards:This mixed-use housing and shopping development replacing two buildings along Route 10 South recently erected an electronic sign on the highway announcing leasing is underway and the first occupants will be "arriving early 2025." The sign also advertises retail opportunities. Expect the first residents to move in later this year, while construction on future phases continues.Monthly rental rates listed on the project website for units available next month range from $2,552 for a one-bedroom studio apartment to $4,143 for a 2-bedroom, 2-bath apartmentThe first phase of this massive project replacing seven office buildings in the Lanidex Plaza off Parsippany Road opened in June. 500 PARQ consists of 276 apartments on six floors. Future phases should bring the total to 600 more units, including townhomes, plus a small retail component. Rents range from $2,700 to $4,200 monthly with extra fees for utilities, parking and pets.Both of the two four-story buildings off Upper Pond Road in the Morris Corporate Center were slated to open last year, with a total of 325 residential units. But the property remains under construction. Developer Accurate Builders did not return messages seeking updates.Construction is underway for two residential developments just off Route 202 in the former Mack-Cali corporate campus. Both are replacing demolished office buildings. The project at 2 Campus Drive will have 138 units. A larger building at 3 Campus Drive will have 238.While a national warehouse boom fueled by the rise of e-commerce appears to have plateaued, construction continues in Parsippany.A January report from the real estate services firm Cushman & Wakefield put the warehouse vacancy rate in northern and central New Jersey for the end of 2024 at 9%, the highest since the first quarter of 2013. The report cited the surge of new building combined with economic uncertainty over the impact of President Donald Trump's proposed tariffs on Canada, Mexico and China.2 Hilton Court: A 113,000-square foot office building last occupied by Daiichi Sankyo in 2016 was demolished last year to make way for a new 103,000-square-foot warehouse. Site clearing continues to progress at the 10.1-acre property ahead of construction. No completion date was available.Lanidex LLC warehouse: The town council last year approved a project to replace a long-vacant building in the Lanidex West office park off Parsippany Road, despite vocal objections from neighboring residents worried about truck traffic and the warehouse's proximity to an elementary school. Demolition was ongoing as of February 4.Pomeroy Road: The town approved a developer deal in 2023 to replace vacant office space on this 9.1-acre site abutting Route 287. The planning board in December unanimously approved a preliminary and final major site plan, clearing another hurdle.299 Jefferson Road: Another redevelopment project was approved in 2023 for the office building corridor along Jefferson Road, which is slated for a 106,00-square-foot warehouse. A website for the project states occupancy will begin in the fall.Additional Parsippany redevelopments awaiting or recently approved include 489 more residential units, another warehouse and a fitness center.6 Sylvan Way-7 Campus Drive: A redevelopment plan for these abutting properties covering 19 acres in the Mack-Cali campus was approved in late 2023. Initial demolition work recently began for the mixed-use project, which will include 239 residential units, a Lifetime Fitness facility, 114,000 square feet of warehouse space and about 6,000 square feet of offices.1500 Littleton Road: The former headquarters of pharmaceutical company GlaxoSmithKline, across the road from the Mack-Cali campus, was demolished in 2023. Work to build 250 age-restricted units there is in progress.The development and redevelopment wave in New Jersey is driven largely by the state housing mandate, which dates back to the original Mount Laurel ruling in 1975 and has been upheld by the state Supreme Court in subsequent legal battles over the years.The latest calculations by the state Department of Community Affairs estimate that municipalities, many of them in North Jersey, need to allow for the construction of 85,000 more units over the next decade, along with the renovation of 65,000 existing residences.Parsippany's "present need" commitment calls for refurbishing 138 affordable homes. Its "prospective need" requires the construction of 553 additional units, according to the state. Failure to accommodate developers willing to commit 15% to 20% of their proposed new units to low- and moderate-income tenants can expose a municipality to a "builder's remedy" lawsuit in which the courts could permit the developer to build as they wish.A new bill in the state Senate, sponsored by Sen. Troy Singleton, would authorize the conversion of certain office parks and retail centers to mixed-use developments, which can include residential units, if the vacancy rate drops below 40%. Your request is processing. TERMS AND CONDITIONS OF SALE 1. These terms and conditions of sale, together with the order form, which may also contain certain supplemental terms and conditions (collectively referred to as the "Agreement"), are the final agreement between Extech Building Materials, Inc. 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Seller makes NO WARRANTY OF MERCHANTABILITY OR THAT MATERIAL SUPPLIED HEREUNDER SHALL BE FIT FOR ANY PARTICULAR PURPOSE OR LOCAL CODE; NO OTHER WARRANTY EXPRESS OR IMPLIED is made. Seller's liability for damages of any kind is limited to the purchase price of the shipment as to which damages are claimed. 3. Any tax or other government charge upon production, sale and/or shipment of goods sold under this quotation now imposed by Federal, State, or Municipal authorities or hereafter becoming effective within the period that this contact remains in force, shall be paid by the Buyer, unless an appropriate signed resale or other exemption certificate is supplied. 4. Seller is not responsible for and will not be held liable for damage and/or injury caused to buildings, contents, products or persons caused by any negligence of Buyer or any other party in the installation of any products sold to Buyer by Seller. 5. 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As to all goods sold hereunder, Buyer releases Seller from all liability for personal injuries, known or unknown, and damage to property real or personal caused by or arising from the goods, and agrees not to sue Seller under any theory of tort, negligence, strict liability, or otherwise for personal injuries and property damage which in any manner arises out of the sale, use, application, transportation or otherwise of the goods. These disclaimers of warranty and of liability are binding upon Buyer and any successors in title, assigns, transferees, and ultimate users. Buyer shall indemnify and hold Seller harmless from all property damage and personal injury claims, awards and judgments, including fines, penalties, attorney fees, and costs arising from Seller's sale and/or delivery of the goods under this contract. Any arbitration by Buyer against Seller for breach of this Agreement, or for any other cause, must be filed within one (1) year after the date of delivery, or due date of delivery in the event of non-delivery of the particular shipment upon which such claim is based. 7. A service charge/administrative fee of two percent per month will be charged on all accounts remaining unpaid after thirty (30) days from the delivery of material to the Buyer, unless otherwise specified. If that rate exceeds the legally enforceable rate, Buyer will pay the maximum legal rate. If Seller uses legal remedies to collect payment, Buyer shall pay Seller all costs and expenses, including attorneys' fees and collection costs. 8. Buyer shall pay in full for all special ordered or manufactured materials even if Buyer cancels the order prior to delivery. Buyer shall accept and pay for custom materials quantities that exceed the original order quantity not to exceed 10% of the order. 9. Delivery of materials to carriers at F.O.B. shipping point shall constitute delivery to Buyer and materials shall be at Buyer's risk thereafter. If Seller is requested to make delivery to Buyer, insurance and collective bargaining agreements may preclude delivery beyond tailboard or the pavement of the nearest adjacent public road and Seller has no obligation to deliver beyond these points. Buyer assumes all liability for any delivery by Seller beyond these points and indemnifies and holds harmless Seller from and against any loss, damages or claims (including damage to the delivery vehicle itself), including attorneys' fees and costs, arising therefrom. 10. Seller shall not be liable for any damages arising from delays in delivery of material. 11. Buyer shall immediately check and inspect materials on their arrival and if found short or damaged, shall file claim with the carrier and shall take full responsibility for collecting from the carrier for any damage or shortage occurring in transit. In the event of damage, defect, shortage or improper character of materials arising from error of the Seller, if Buyer shall give written notice by certified mail to Seller within three (3) days from receipt of the Buyer of the material from the carrier, Seller shall recondition or replace any such material within reasonable time. Failure to give three (3) days notice shall be waiver of all claims against Seller. Seller shall not be responsible for damages arising from the use of improper, damaged, or defective materials. No allowances will be made for labor, repairs, or alterations performed by the Buyer without the Seller's written consent. 12. Should Buyer need to return merchandise: Please call our Customer Service Department and explain the problem. If a return is appropriate, you will be given a Return Authorization Number: (Please make note of this number.) All returns are subject to 25% handling charge. If the material is required to be picked up, a reasonable pick up charge will be applied. Our driver CANNOT accept returns unless he has a written Authorization Form from the office prior to leaving for his run. This form cannot be written while the driver is making a delivery. No returns after 30 days from delivery. No returns on all natural or manmade stone. 13. As to Special Orders, Buyer must pay in full at the time of order. Seller will notify Buyer as soon as material arrives and buyer must take possession of material, either arranging delivery or pickup, within 48 hours otherwise Buyer shall pay additional storage and handling charges. 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Any disputes arising out of this contract, our products, and our business relationship, shall, at Seller's option, be resolved by arbitration in accordance with the rules of the American Arbitration Association, in the state, and pursuant to the laws of the state, in which Seller's facility from which Buyer ordered, or from which Seller directed the products to be delivered, is located. If Seller does not elect arbitration, a court proceeding shall be without a jury and subject to the same state jurisdiction and law. This clause means that Buyer WAIVES ITS RIGHT TO A JURY TRIAL. 18. All product pricing is based upon Seller's known wholesale cost at the time the order is priced by Seller. If the wholesale cost to Seller of any product item increases prior to delivery, Seller may increase the order price to Buyer. Other than special or custom orders which may not be cancelled, Buyer may elect prior to delivery to cancel any order for which the order price materially increases. 19. All shipping and delivery charges included in any order are estimates based upon known costs at the time of order. Such charges are subject to adjustment if actual costs differ at the time of shipment. Other than special or custom orders which can not be cancelled, Buyer may elect prior to delivery to cancel any order for which such shipping and delivery charges materially increase. 20. For orders originally scheduled to ship directly from the manufacturer to customer's site, if shipment must be redirected to local warehouse, additional handling charges will be assessed. Storage charges will commence 30 days after receipt of redirected goods. VER. 4/2023 Serving Freehold, Parsippany, and beyond with expert janitorial, maintenance, and security services. At Planned Companies, we are dedicated to delivering exceptional building services across New Jersey, from bustling cities like Newark and Jersey City to suburban areas like Freehold and Parsippany. 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