



**11 Waterview Blvd.**

**OFFER DEADLINE MARCH 3** ::::::::::::::::::::::::::::::

## 8.2± AC Redevelopment Opportunity 27 Miles from New York City

Currently the Site of a 121,440± SF Office Building

 11 Waterview Boulevard, Parsippany, NJ

### HIGHLIGHTS

- Easy access to major interchanges: I-287, Routes 202 & 46
- Located in densely populated market with superior access to major employment hubs
- Adjacent to new retail center featuring Whole Foods, Ulta, Shake Shack & others
- Prime industrial or townhome redevelopment opportunity




### DETAILS

11 Waterview Blvd. is a 8.2± AC redevelopment opportunity to either industrial or townhome use with convenient access to I-287 and prominent thoroughfares like U.S. Route 202 and U.S. Route 46. Positioned within a thriving regional employment hub, the site benefits from a dense, highly educated workforce and the area's continued growth, highlighted by newly developed shopping centers.

With its expansive acreage and redevelopment potential, this property offers exceptional repositioning opportunities, making it ideal for developers looking to build an industrial facility or residential for sale townhomes. This versatility presents potential for profitable investments for those looking to capitalize on the area's ongoing growth and economic momentum.



Lake Parsippany

	<b>Building Size</b>	121,440± SF
	<b>Land Size</b>	8.2± AC
	<b>Year Built</b>	2001 (Renov. 2008)
	<b>Parking</b>	400 Spaces
	<b>Zoning</b>	POD - Planned Office District
	<b>Tax ID#</b>	00421.4-00004
	<b>Taxes (2024)</b>	\$293,127.02

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#### Distance to Cities

Newark	18 Miles
New York City	27 Miles
Yonkers	45 Miles

## 11 Waterview Boulevard, Parsippany, NJ

### LOCAL INFORMATION

Parsippany-Troy Hills, commonly known as Parsippany, is located in Morris County New Jersey. With a consistent population growth since 2010, the U.S. Census Bureau estimates the 2023 population to be close to 56,300 people, making it one of the most populous municipalities in Morris County.

Parsippany's growth is further highlighted by recent development projects starting within a five-mile radius of this site. Toward the end of 2024, two former office complexes were sold for redevelopment, with plans to convert the Lanidex Plaza location into a 140,000± SF industrial facility and the Hilton Court property into a 123,000± SF warehouse. Earlier, in the summer of 2024, a large residential building was completed on a site that was formerly an office park.

Being just 27 miles from Manhattan and 18 miles from Newark, the city has become a popular destination for commuters drawn to its suburban charm and easy access to major highways like Interstates 80, 280 and 287. With a growing population and the rise of commercial developments, Parsippany offers opportunities for families seeking a dynamic community and developers looking to capitalize on emerging possibilities.

### SALE INFORMATION

#### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### ON-SITE INSPECTIONS

By Appointment Only

#### OFFER DEADLINE

March 3 by 5:00 p.m. (ET)

#### OFFER SUBMISSIONS

Offers should be submitted as a letter of intent, outlining the purchase price, earnest money deposit and closing timeline. All letters of intent must be submitted to Jonathan Cuticelli at [jcuticelli@hilcoglobal.com](mailto:jcuticelli@hilcoglobal.com) and Daniel Miggins at [dmiggins@hilcoglobal.com](mailto:dmiggins@hilcoglobal.com).

#### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to



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**Jonathan Cuticelli**  
203.561.8737  
[jcuticelli@hilcoglobal.com](mailto:jcuticelli@hilcoglobal.com)

**Dan Miggins**  
646.984.4580  
[dmiggins@hilcoglobal.com](mailto:dmiggins@hilcoglobal.com)

**855.755.2300**  
**[HilcoRealEstateSales.com](http://HilcoRealEstateSales.com)**