



## Retail Building for Sale or Lease

265 Route 10

WHIPPANY, NJ 07981

**Available Space:** 15,000 SF

**Sale Rate:** \$250 PSF

**Lease Rate:** \$17.50 PSF NNN

**Location:** Excellent location on Route 10; close to Routes 287, 24 and 80

**Details:**

- 1 loading dock
- Available immediately
- Zoned B10

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**David R Williams**

Senior Vice President

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225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

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## 265 Route 10

### Photos



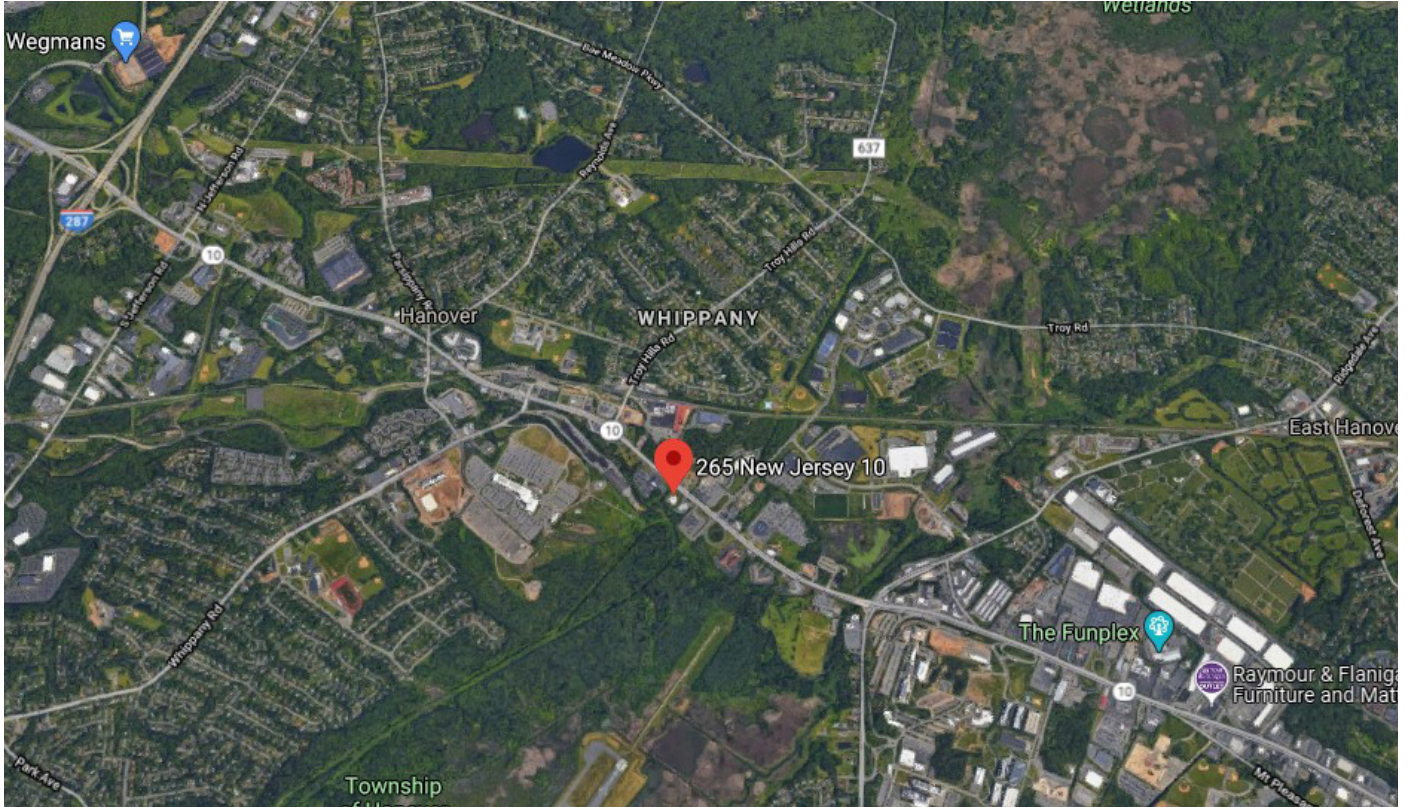
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# 265 Route 10

## Aerial



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# 265 Route 10

## Permitted Uses

A. This B-1 Business Zone District is designed to accommodate and permit any use permitted in the B Zone Also permitted are,

- (1) [Building](#) trade service establishments such as plumbing, electrician, painter, decorating, tile, carpenter, mason, cabinet shops and the like.
- (2) Business and professional offices
- (3) Conditional uses as permitted and regulated in §166149 and 166-150
- (4) Wholesale business establishments; however, nothing contained herein shall be construed to permit trucking terminals, [refuse separation](#) and recycling stations, refuse transfer stations or resource recovery plants
- (5) Accessory uses customarily incident to the permitted principal uses, provided, however, that amusement devices are permitted as an [accessory use](#) only for those uses permitted in the B Zone. This shall not be construed to permit amusement devices as an [accessory use](#) for other uses permitted in the B-1 Zone, such as [building](#) trade service establishments and wholesale business establishments and the like, which are prohibited in the B Zone. All amusement devices, where permitted as an [accessory use](#), shall meet all of the following requirements.
  - (a) There shall be sixty (60) square feet of operating area for each [amusement device](#). The calculation of the operating area shall exclude any area of the premises which is used for other purposes but shall include access- and walkways primarily serving the amusement device
  - (b) The maximum area devoted for all amusement devices, at a ratio of sixty (60) square feet for each device, shall not exceed twenty-five percent (25%) of the gross [floor area](#) of the establishment

B. Before the issuance of a construction or [occupancy](#) permit, the Planning Board shall review and approve a preliminary and final [site plan](#) of the proposed business use and shall ascertain that all requirements of this section are complied with.

# 265 Route 10

## Permitted Uses

### §166-185 Prohibited uses.

A. This zone shall specifically prohibit, in addition to any use other than as permitted in § 166-184, the following-

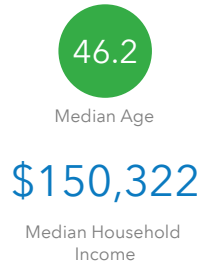
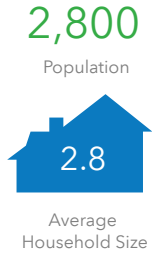
- (1) Residential construction or conversion
- (2) Any business conducted outside the confines of a [building](#) with the following exceptions:
  - (a) Plant material nurseries
  - (b) Motor vehicle service stations as regulated in § 166- 150A
  - (c) Drive-in banks.
- (3) Used car sales as a [principal use](#). Used car sales are permitted as an [accessory use](#) to a business where the area devoted to the sale of used cars is no larger than the [floor area](#) of the [building](#) used for new car sales
- (4) Junkyards or the dismantling of automobiles
- (5) Outdoor amusements
- (6) Eating establishments where food or drink is consumed or served outside the confines of a [structure](#) on the premises.
- (7) Storage yards
- (8) Auction establishments
- (9) Nothing contained herein shall be construed in any manner to permit a use which fails to conform to the performance standards of § 166-197
- (10) Hotels and motels
- (11) More than one principal [building](#) on a [lot](#) [Added 4-14-1988 by Ord. No. 3-88]

B. For the purpose of this article, such uses as laundries, bakeries and the like shall be deemed to be industries where they employ more than 10 persons or use any machine requiring more than 10 horsepower, but it is not intended that a store or a service, such as a [department](#) store or bank, shall be limited as to the number of its employees

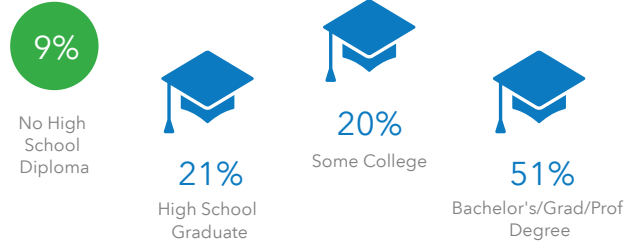
# 265 Route 10

## Key Facts

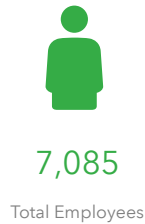
### KEY FACTS



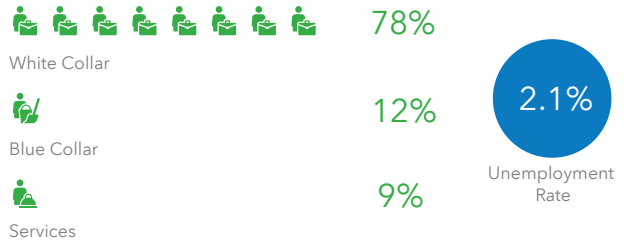
### EDUCATION



### BUSINESS



### EMPLOYMENT



### INCOME



### Households By Income

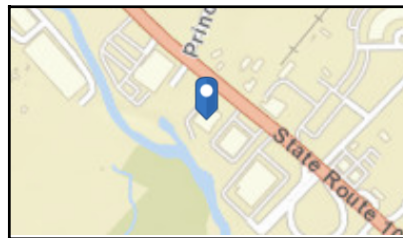
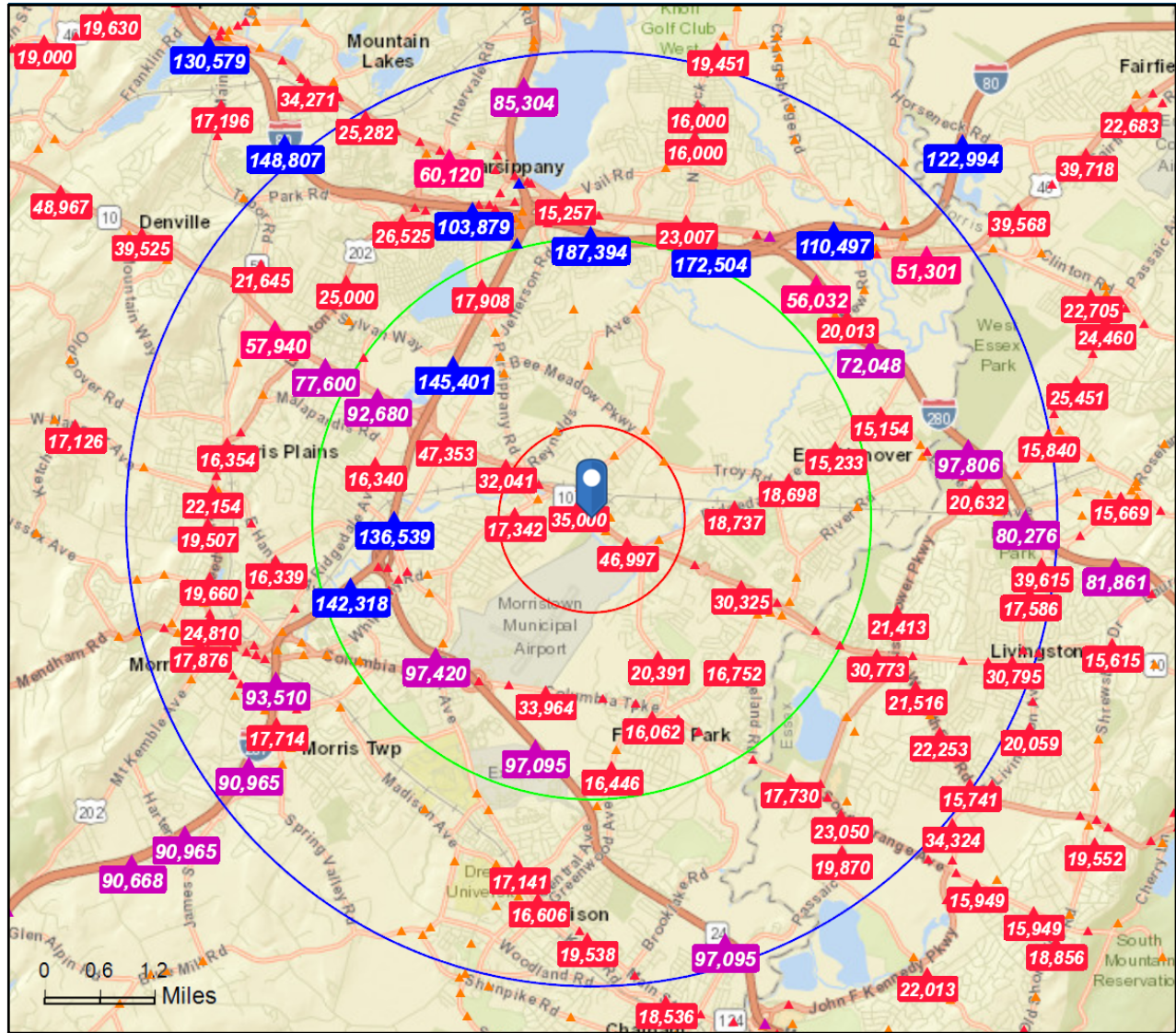
The largest group: \$200,000+ (26.0%)  
The smallest group: <\$15,000 (1.8%)

Indicator	Value	Difference	
<\$15,000	1.8%	-2.5%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$15,000 - \$24,999	2.3%	-1.1%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$25,000 - \$34,999	3.8%	-0.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$35,000 - \$49,999	5.4%	-1.3%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$50,000 - \$74,999	8.7%	-2.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$75,000 - \$99,999	8.7%	-2.3%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$100,000 - \$149,999	19.1%	-1.8%	<div style="width: 100%; height: 10px; background-color: green;"></div>
\$150,000 - \$199,999	24.2%	+10.4%	<div style="width: 100%; height: 10px; background-color: blue;"></div>
\$200,000+	26.0%	+2.2%	<div style="width: 100%; height: 10px; background-color: blue;"></div>

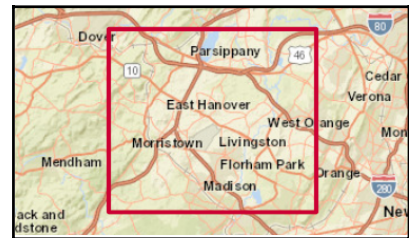
Bars show deviation from Morris County

# 265 Route 10

## Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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