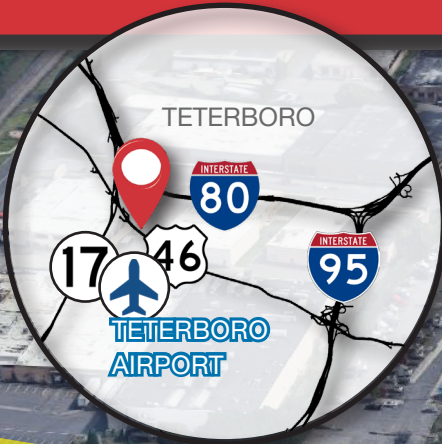


# 50 Hollister Road

TETERBORO, NJ 07608

# 14,600 SF Building

## INDUSTRIAL/FLEX FOR SALE



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# 50 Hollister Road TETERBORO, NJ 07608

# Floor Plan & Specs

Property **14,600 SF**

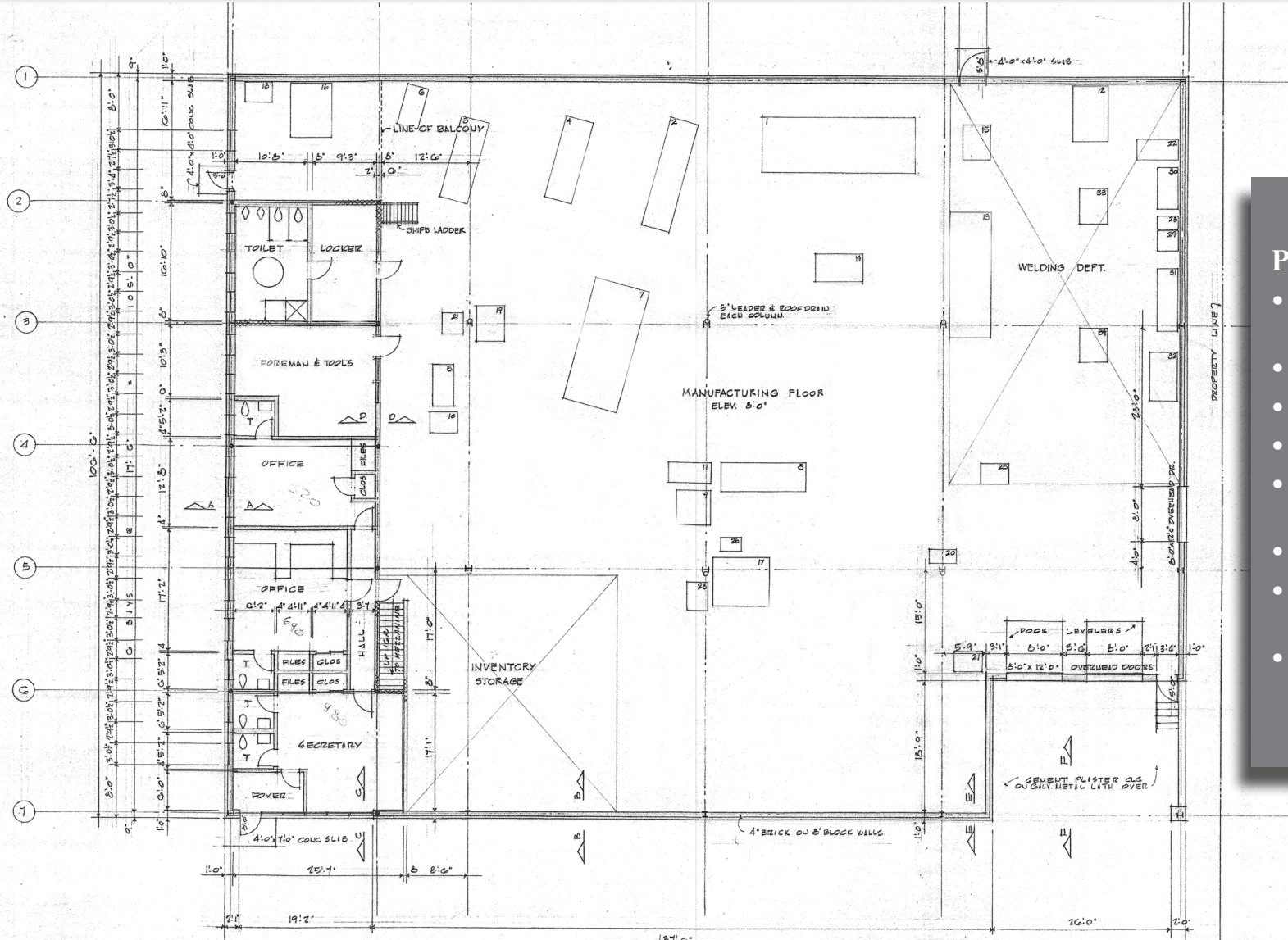
Lot Size **0.57 AC**

# Of Stories **One (1)**

Block/Lot **303/17.07**

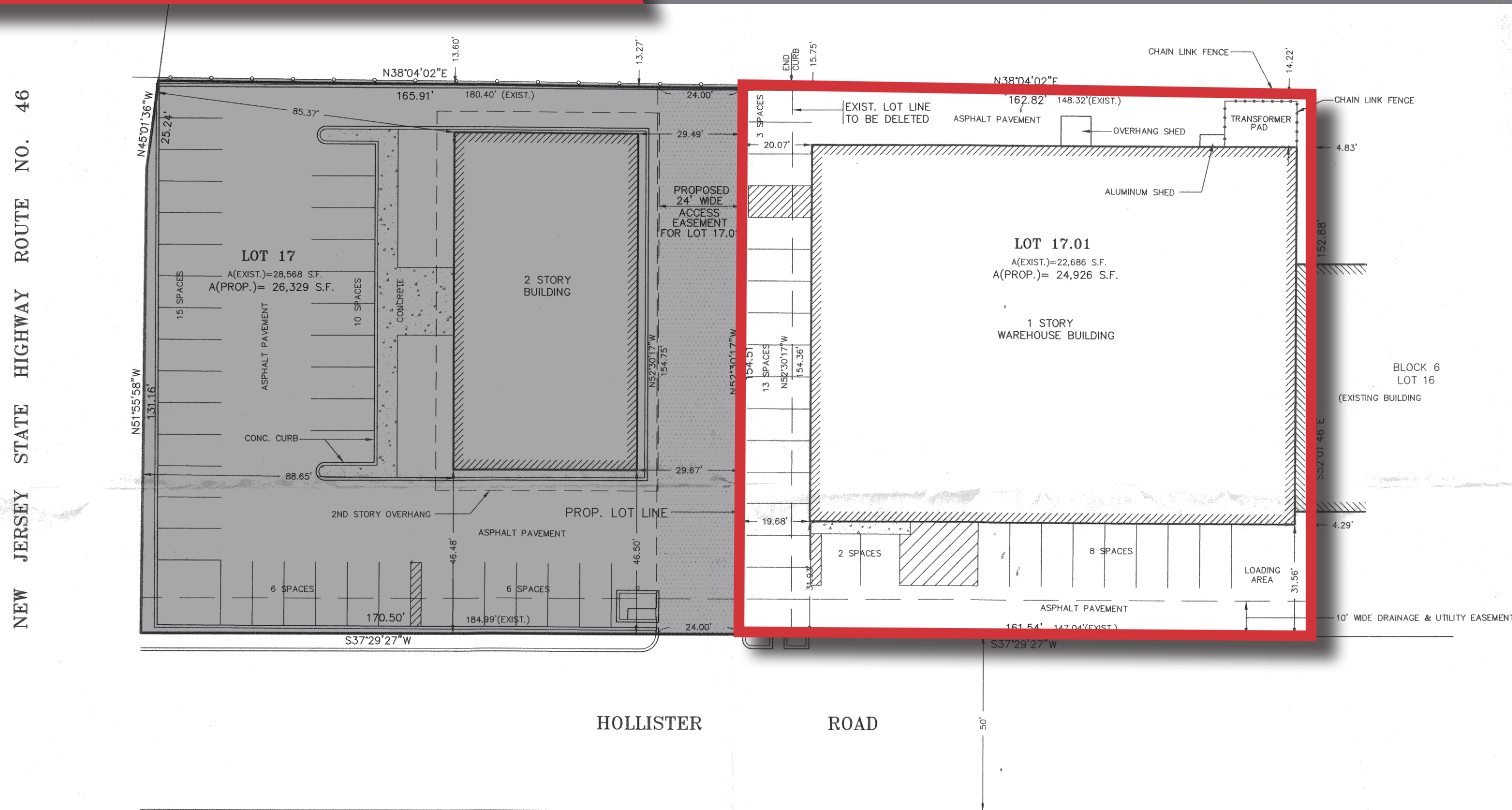
Zoning **LID - Light Industrial**

Taxes (2023) **\$1.01 PSF**



## Property Information

- 14,600 SF freestanding office warehouse
- 25 parking spaces
- New HVAC in office (2020)
- Two (2) loading docks
- Warehouse ceiling height is 17' clear under joists
- Warehouse has space heaters
- Monitored wet sprinkler system throughout
- Taxes are \$1.01 PSF (2023); Total Taxes are \$14,746.20



## Zoning Information

Property sits in the Light Industrial Zone. This zone is designed to accommodate a wide range of industrial, distribution, commercial and business uses that generate a minimum of detrimental environmental effects.

## ZONING REQUIREMENTS LI - LIGHT INDUSTRIAL ZONE

	REQUIRED	EXIS. LOT 17	PROP. LOT 17	EXIS. LOT 17.01	PROP. LOT 17.01
LOT AREA	1 ACRE	0.656 AC. (*)	0.605 AC (*)	0.521 AC (*)	0.572 AC (*)
LOT WIDTH	100'	185.00'	170.50'	147.04'	161.54'
LOT DEPTH	150'	154.36'	154.51'	152.88'	152.88'
FRONT YARD	35'	46.48'/85.37'	46.48'/85.37'	31.56'(*)	31.56'(E)(*)
SIDE YARD	15'	43.99'	29.49'	4.29'(*)	14.22'(E)(*)
REAR YARD	15'	13.27'(*)	13.27'(E)(*)	14.22'(*)	14.22'(E)(*)
LOT COVERAGE	50% MAX.	17.3%	18.76%	64.55%(*)	60.03%(*)
OPEN SPACE	15% MIN.	18.3%	19.8%	0.0%(*)	0.0%(*)
PARKING	29/15	37	37	27	27

(E) DENOTES EXISTING (\*) DENOTES VARIANCE REQUIRED



**50 Hollister Road**  
**TETERBORO, NJ 07608**

# Location Overview



The Borough of Teterboro is located only 10 miles from the entrance to the Lincoln Tunnel into New York City. Teterboro is served by NJ Transit at the Teterboro train station, located on Williams Avenue near Route 17. The station offers service on the Pascack Valley Line, which runs north-south to Hoboken Terminal with connections via the Secaucus Junction transfer station to New Jersey Transit one-stop service to New York Penn Station and to other NJ Transit rail service, and at Hoboken Terminal to other New Jersey Transit rail lines, the PATH train at the Hoboken PATH station, New York Waterways ferry service to the World Financial Center and other destinations and Hudson-Bergen Light Rail service. NJ Transit provides bus service on the 161 (on Route 46), 164 and 165 routes to the Port Authority.

## Key Facts



### EMPLOYMENT

- 273,228 employees within 5 miles
- 921 establishments within 1 mile



### EDUCATION (5 MI)

- Over 61% have obtained some college experience.
- 9.3% Master's Degree
- 39% bachelor degree or higher



### DEMOGRAPHICS

- Over 600,000 people within 5 miles



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TETERBORO, NJ 07608

# Location Aerial

