

# 11 Aaron & Way 13 SPARTA

## FOR LEASE

79,900 SF  
2 Lots Plus Rail Available



### Property Features

- Industrial | Build-to-Suit Flex
- 2 Lots Plus Rail Available
- 11 Aaron Way: 19,000 SF
- 13 Aaron Way: 39,790 SF
- Both lots combined with build-to-suit total: 79,900 SF

### FOR MORE INFORMATION

**Sig Schorr | Senior Vice President**

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**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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#### SERVICES OFFERED

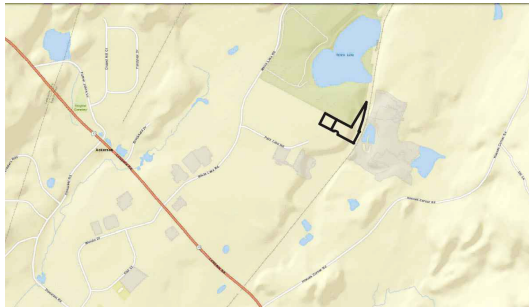
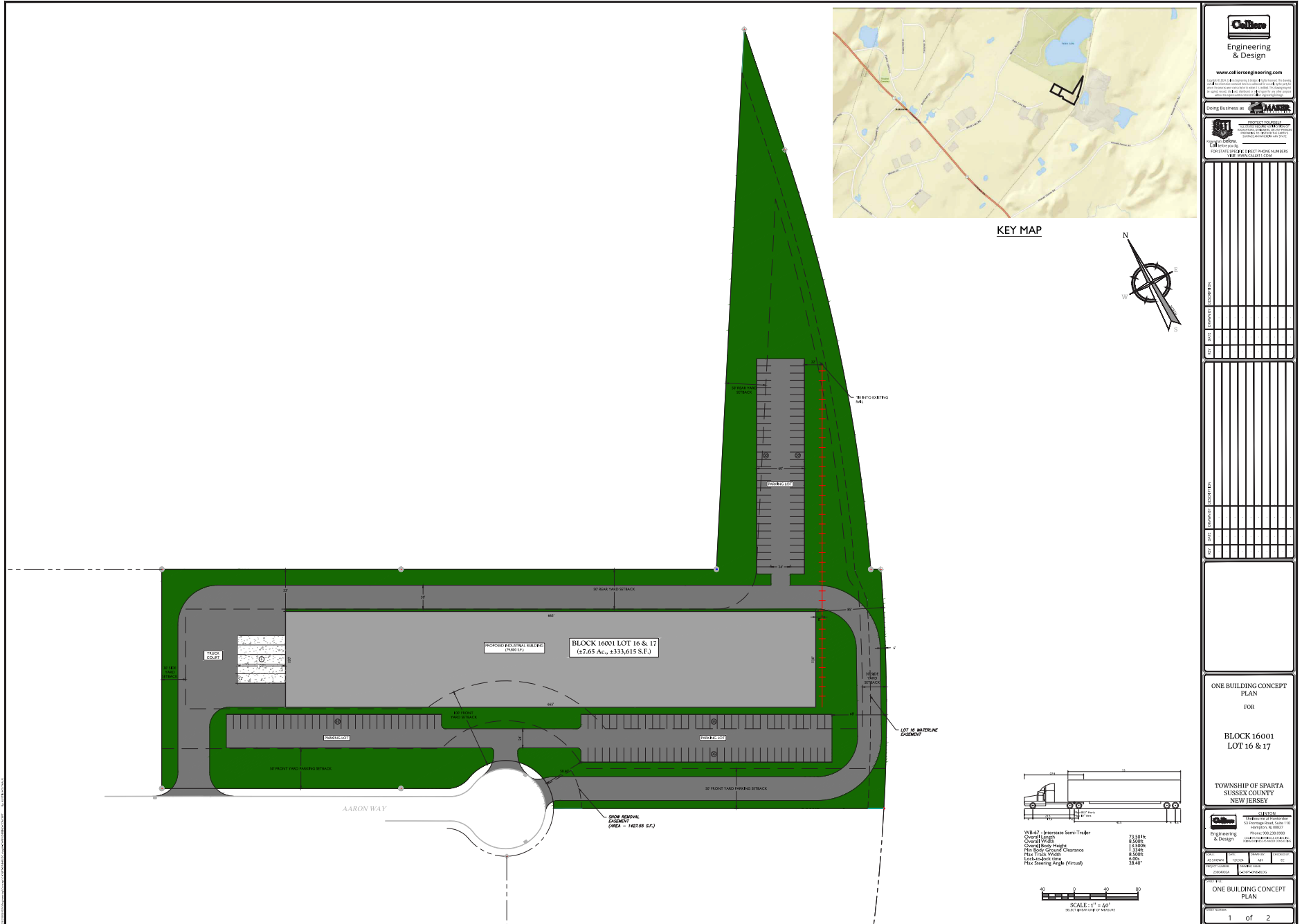
Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

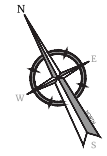
# 19,000 SF


# SITE PLAN

## ONE BUILDING CONCEPT



KEY MAP






**Collins**  
Engineering  
& Design

www.collinsengineering.com

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Doing Business as



**Matthew J. Collins**  
Professional Engineer  
No. 12204    Exp. 12/31/2024

CA # 00000000    FOR STATE OFFICE DIRECT PHONE NUMBERS  
SEE PROFESSIONAL CODE

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ONE BUILDING CONCEPT PLAN

FOR

**BLOCK 16001  
LOT 16 & 17**

TOWNSHIP OF SPARTA  
SUSSEX COUNTY  
NEW JERSEY

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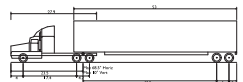
PROJECT NO. 12204    DATE 04/2024

PROJECT NAME: BLOCK 16001 LOT 16 & 17

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ONE BUILDING CONCEPT PLAN

1 of 2



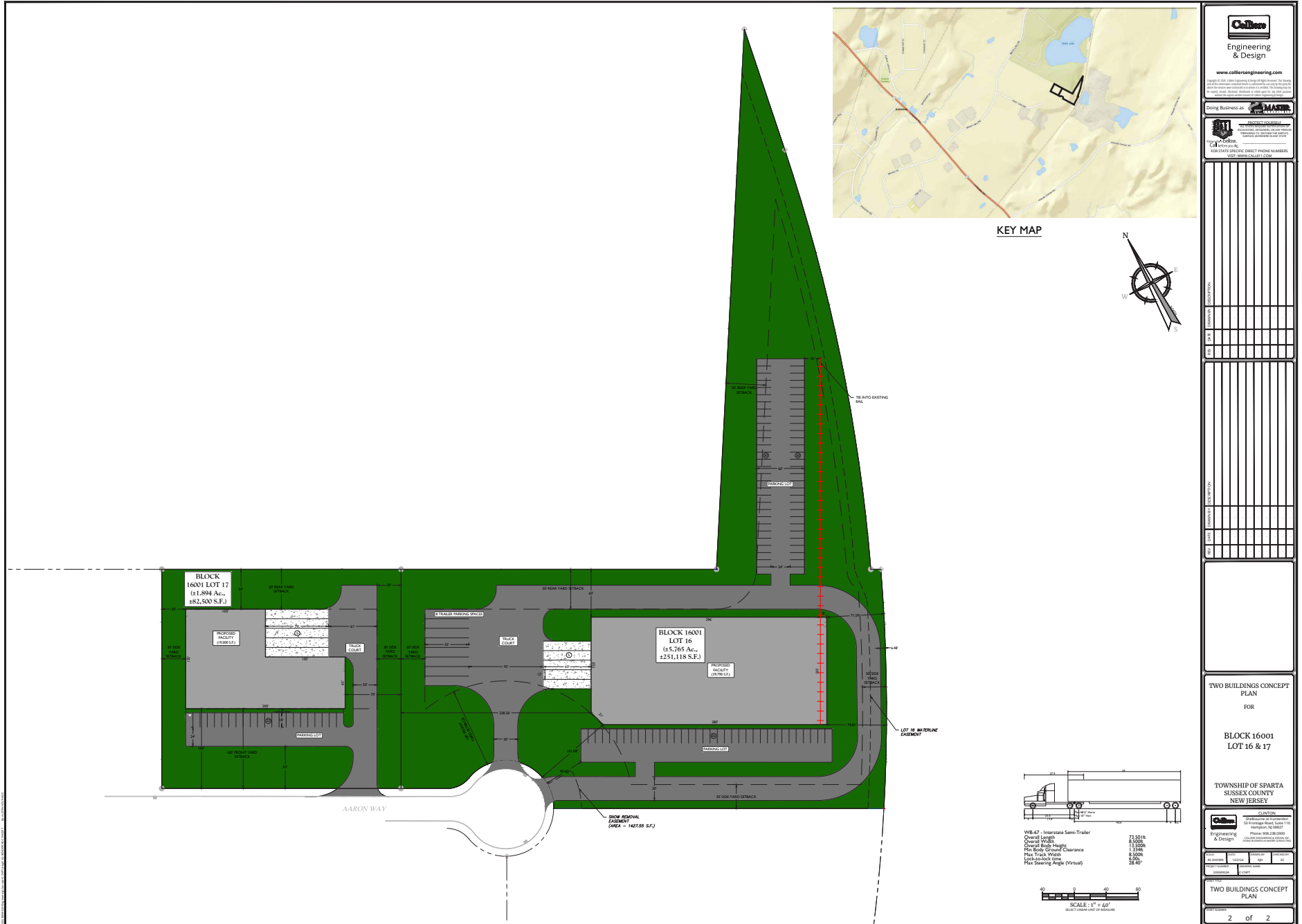
WEL-C Interstate Semi-Trailer	73.50 ft
Over-H Height	6.90 ft
Overall Length	133.00 ft
Max Body Height	11.10 ft
Max Trailer Clearance	5.00 ft
Max Trailer Width	8.00 ft
Back-to-Back Spacing	28.40 ft
Max Steering Angle (Vertical)	



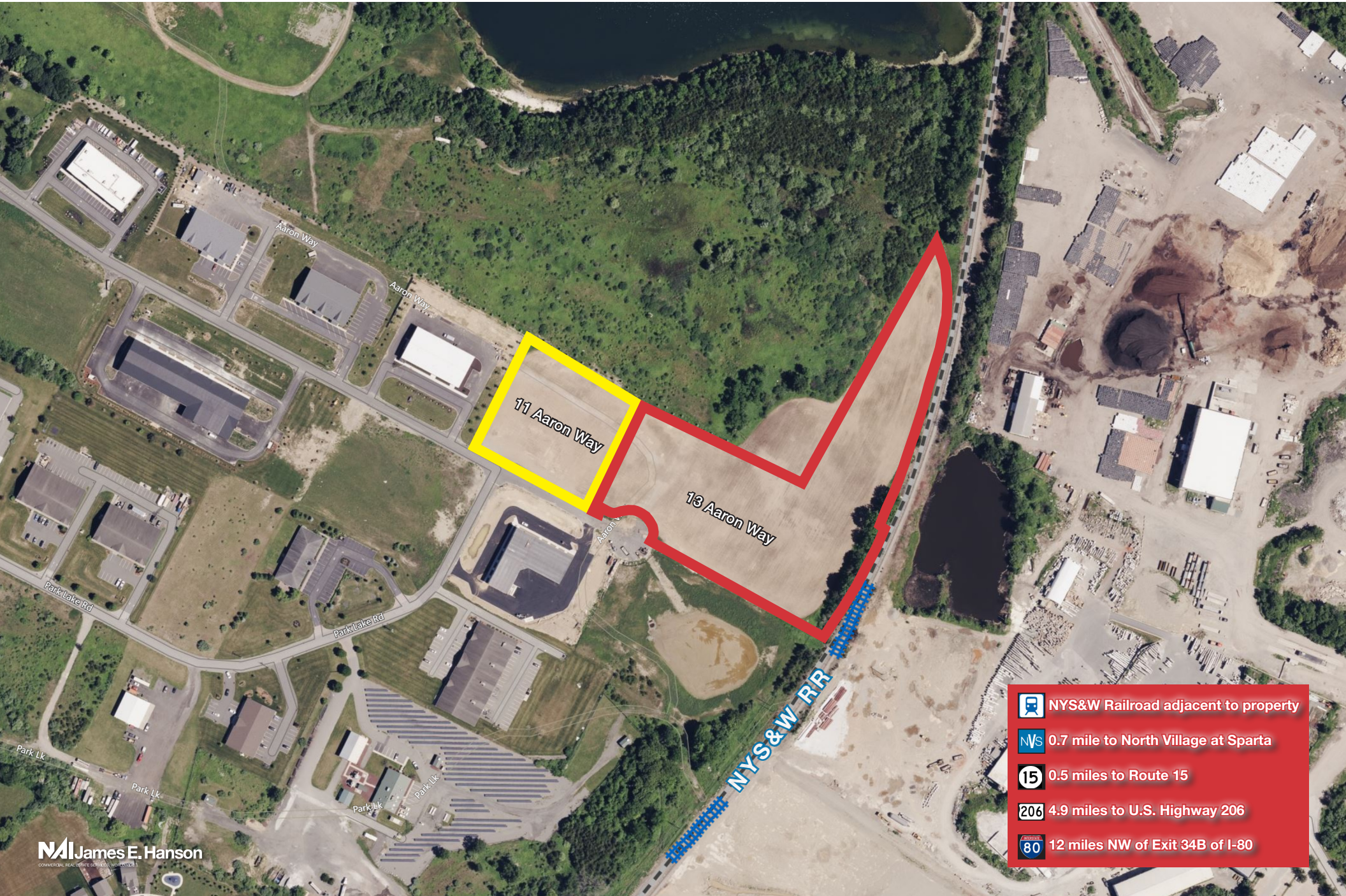
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.






# 39,790 SF

# SITE PLAN TWO BUILDING CONCEPT



# AERIAL LOT MAP



-  NYS&W Railroad adjacent to property
-  0.7 mile to North Village at Sparta
-  0.5 miles to Route 15
-  4.9 miles to U.S. Highway 206
-  12 miles NW of Exit 34B of I-80

# ZONING MAP & USES

## § 18-4.29ED Economic Development District.

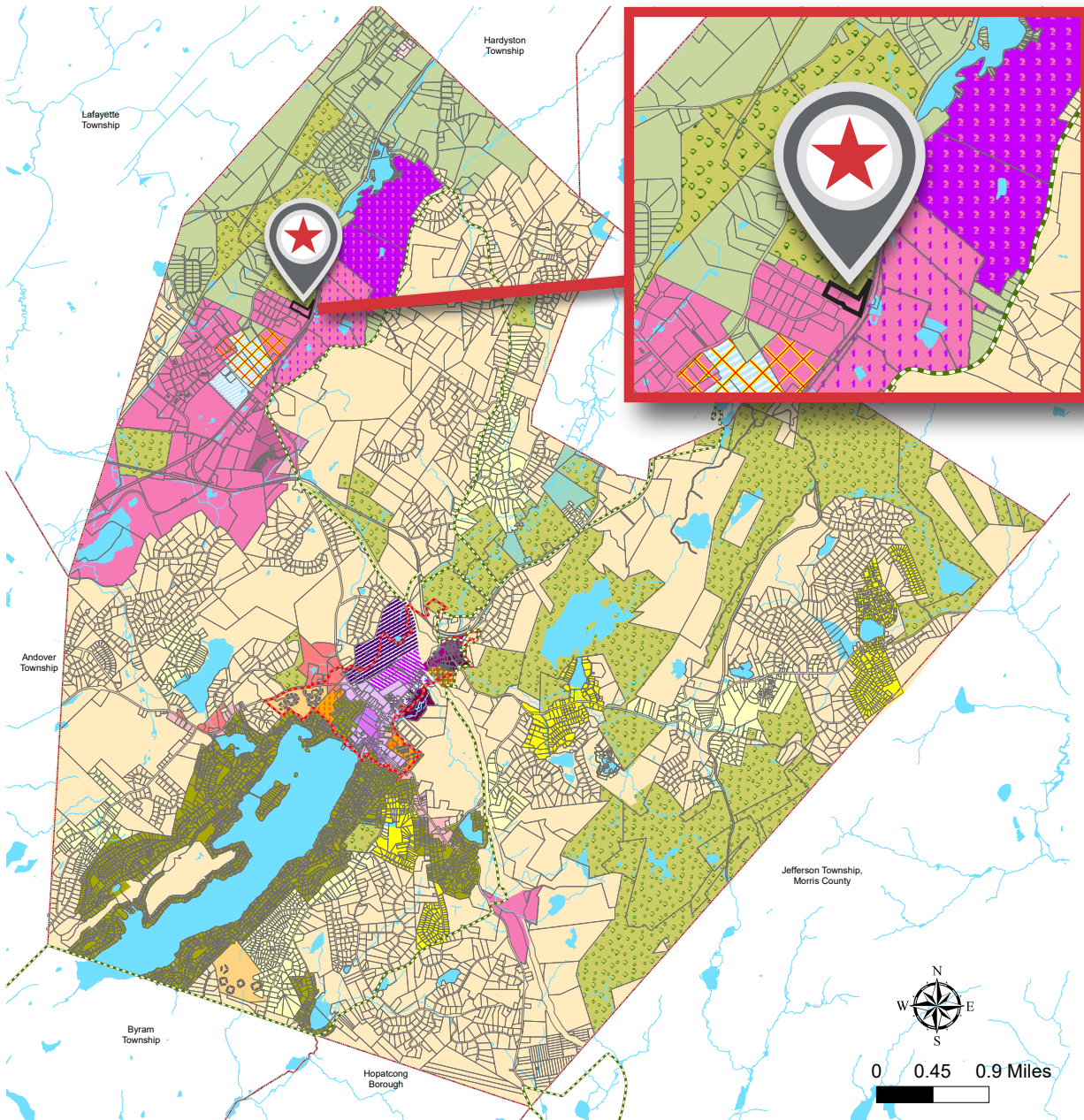
[Ord. No. 1003 § 7; Ord. No. 01-14 § 3; Ord. No. 02-20 § 25; Ord. No. 05-03 § 2; amended 3-27-2020 by Ord. No. 2020-05; 2-23-2021 by Ord. No. 2021-01; 12-13-2022 by Ord. No. 2022-21; 7-23-2024 by Ord. No. 2024-07]

**a. Purpose.** The purpose of the Economic Development District shall be to allow for the location of office, research and industrial uses in a campus-like setting with good access to Route 15 and the railroad and properly buffered from residential uses.

### b. Principal Permitted Uses.

The erection, construction, alteration or use of buildings or premises for the following uses to be conducted wholly within a completely enclosed building or in a court enclosed on all sides by a suitable screening structure, except for on-site parking and loading incidental thereto, and public utility facilities not normally enclosed within a building.

1. Scientific research and development laboratories.
2. Office buildings for business, professional, executive and administrative purposes.
3. Storage buildings, and warehousing with wholesale storage, subject to the definition of warehouse - which shall not include distribution center uses, fulfillment centers or parcel hubs, stand-alone or outdoor storage of any kind, stand-alone parking facilities.
4. Agricultural uses on a lot of five acres or more.
5. Processes of manufacture, fabrication, assembly treatment or packaging conversion of products.
6. Indoor Commercial Recreation, Health Clubs, and Fitness Studio



<ul style="list-style-type: none"> <li>C-1: Commercial</li> <li>C-2: Commercial Professional</li> <li>C1H: Commercial Historic</li> <li><b>ED: Economic Development</b></li> <li>ED-1: Economic Development/ Low-Moderate Cost Housing</li> <li>MF: Multi-Family Zone</li> <li>MF-1: Multi-Family Zone 1</li> <li>MF-2: Multi-Family Zone 2</li> <li>MF-3: Multi-Family Zone 3</li> <li>OSGU: Open Space/ Government Use</li> <li>PCD: Planned Commercial Development</li> </ul>	<ul style="list-style-type: none"> <li>R-1: Residential (45000sf)</li> <li>R-2: Residential (25000sf)</li> <li>R-3: Residential (8000/14000sf)</li> <li>R-4: Town Center Residential Professional</li> <li>RC-1: Rural Conservation/ Residential (Sacra)</li> <li>RC-2: Rural Conservation/ Residential (Sacra)</li> <li>RR: Rural Residential (Sacra)</li> <li>PDRM-2: Planned Development Resource Management 2</li> <li>PDRM-1: Planned Development Resource Management 1</li> <li>Planned Village Core</li> </ul>	<ul style="list-style-type: none"> <li>TCC: Town Center Commercial</li> <li>TCCO: Town Center Commercial Office</li> <li>TCLC: Town Center Limited Commercial</li> <li>TCLM: Town Center Lower Main Street</li> <li>TCPB: Town Center Professional Business</li> <li>TCCAH: Town Center Commercial/Age-Restricted Housing</li> <li>TCMSB: Town Center Main Street Business</li> <li>Sparta Town Center</li> <li>Water Bodies</li> <li>Highlands Preservation Area Boundary</li> </ul>
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### Zoning Map

**SPARTA TOWNSHIP**  
Sussex County, New Jersey

October 25, 2013

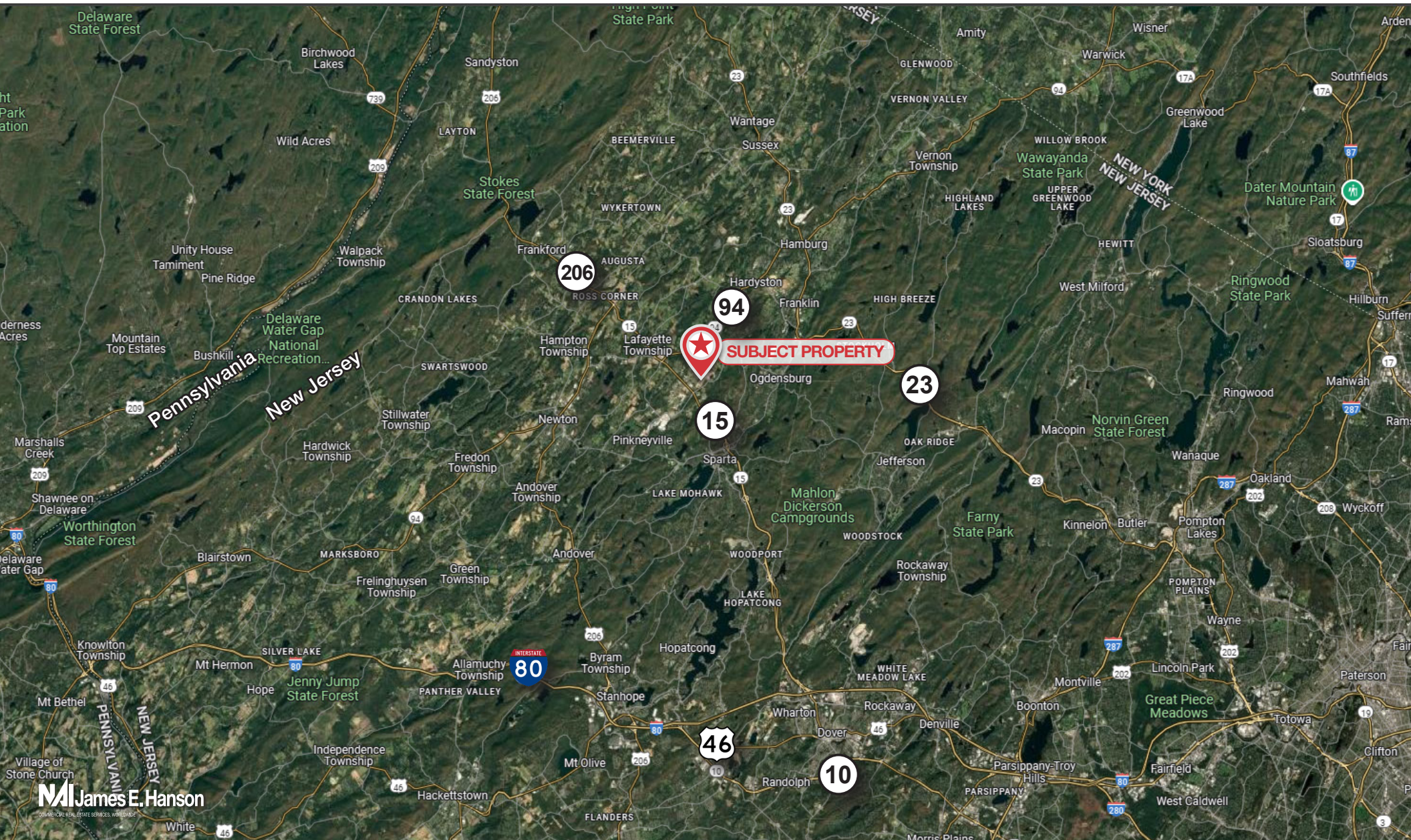
Prepared For:  
Sparta Township  
Department of  
Community Development

REVISIONS	
10/22/2002	ADOPTED
3/23/2004	REVISED
2/22/2005	REVISED
5/24/2011	REVISED
3/15/2012	REVISED
10/25/2013	REVISED
11/2/2016	REVISED

[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)

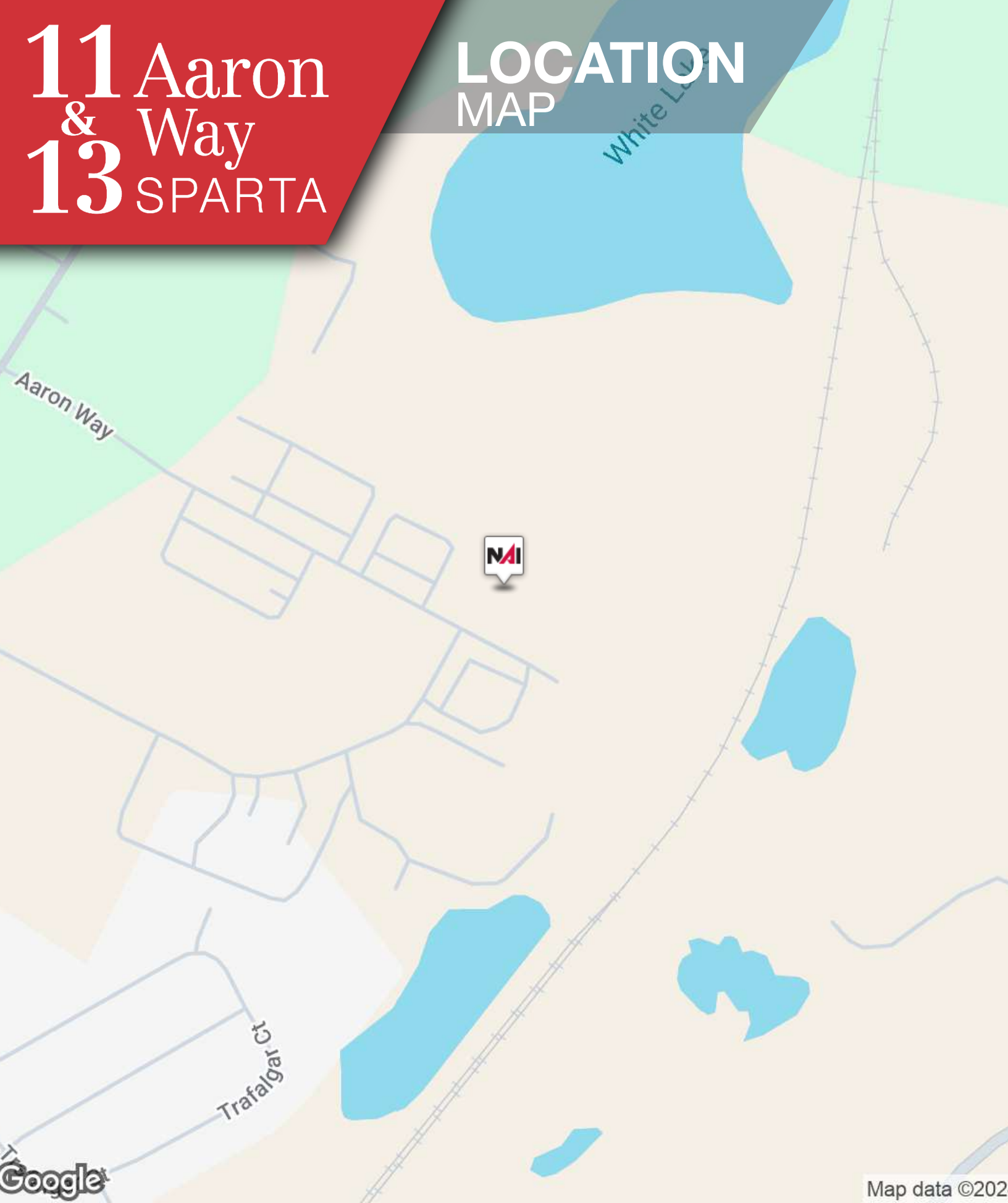


# AERIAL MAP



# 11 Aaron & Way 13 SPARTA

## LOCATION MAP



Google

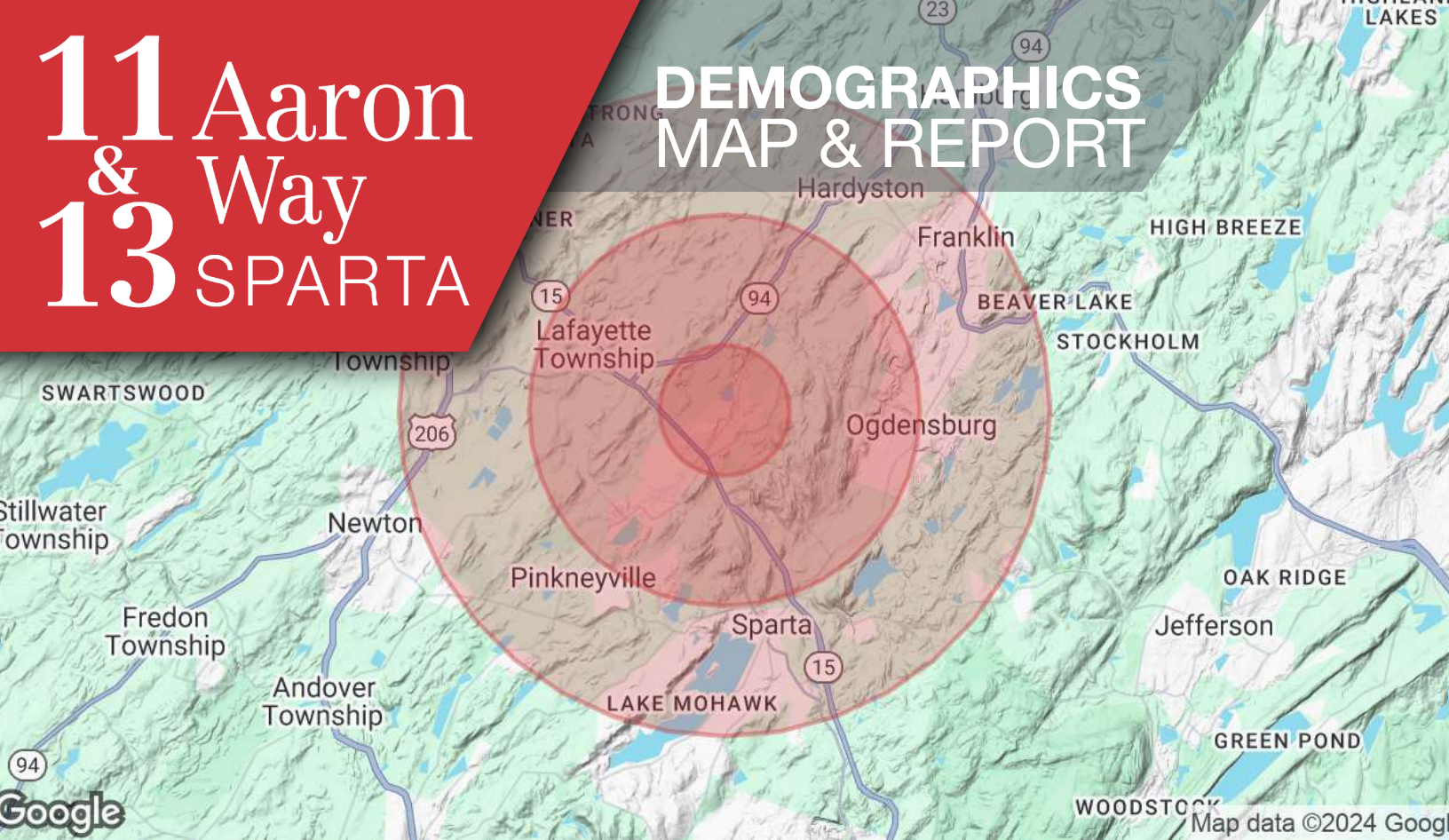
Map data ©2021

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## DEMOGRAPHICS MAP & REPORT



### Population

	1 Mile	3 Miles	5 Miles
Total Population	637	7,124	29,427
Average Age	40	41	44
Average Age (Male)	39	41	43
Average Age (Female)	40	42	45

### Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	206	2,490	11,109
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$207,324	\$193,457	\$171,012
Average House Value	\$560,576	\$494,607	\$456,755

Demographics data derived from AlphaMap