

**FOR SALE/LEASE**  
**9,831 SF**  
**Freestanding Building**



## 25 Edison Road

### MAHWAH, NEW JERSEY

- 9,831 SF building
- GI-80 Zoning - flexible uses permitted
- Formerly a child daycare center
- Excellent move-in ready condition
- Parking for 50 cars
- Parking ratio: 5.1/1,000 SF
- Suitable uses include child daycare, adult daycare, medical and other professional office



**Sale Price**  
\$2,850,000










**Lease Rate**  
\$20 PSF NNN

#### Great Location!



- In affluent neighborhood next to Franklin Lakes and Wyckoff
- Easy Access to Routes 287, 208 & 17

	1 Mile	3 Mile	5 Mile
 POPULATION	6,919	66,288	167,912
 HOUSEHOLDS	2,521	23,060	58,890
 AVERAGE HH INCOME	\$233,077	\$194,654	\$189,935

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#### SERVICES OFFERED

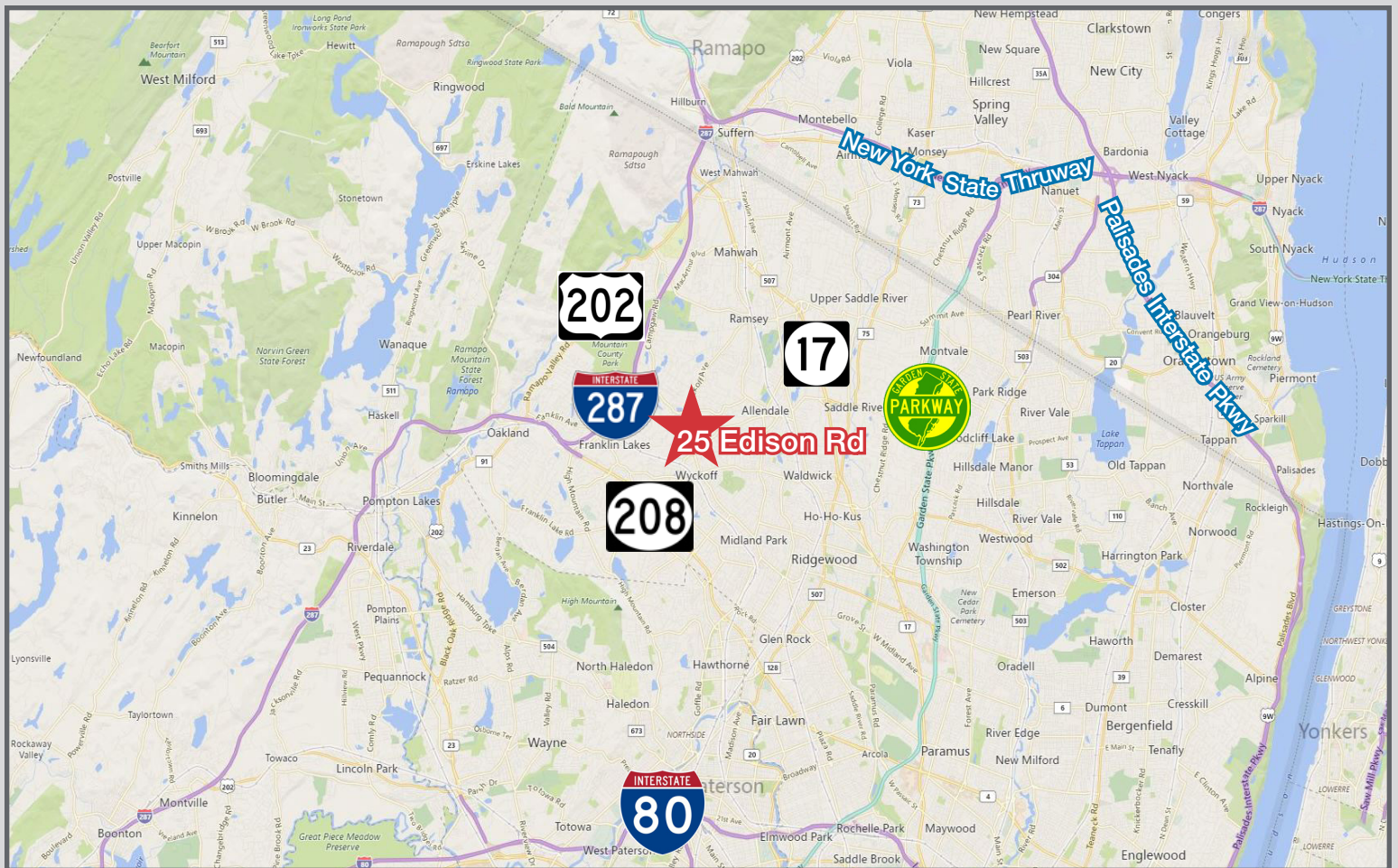
Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Tenant Representation • Cold Storage • Investment Services

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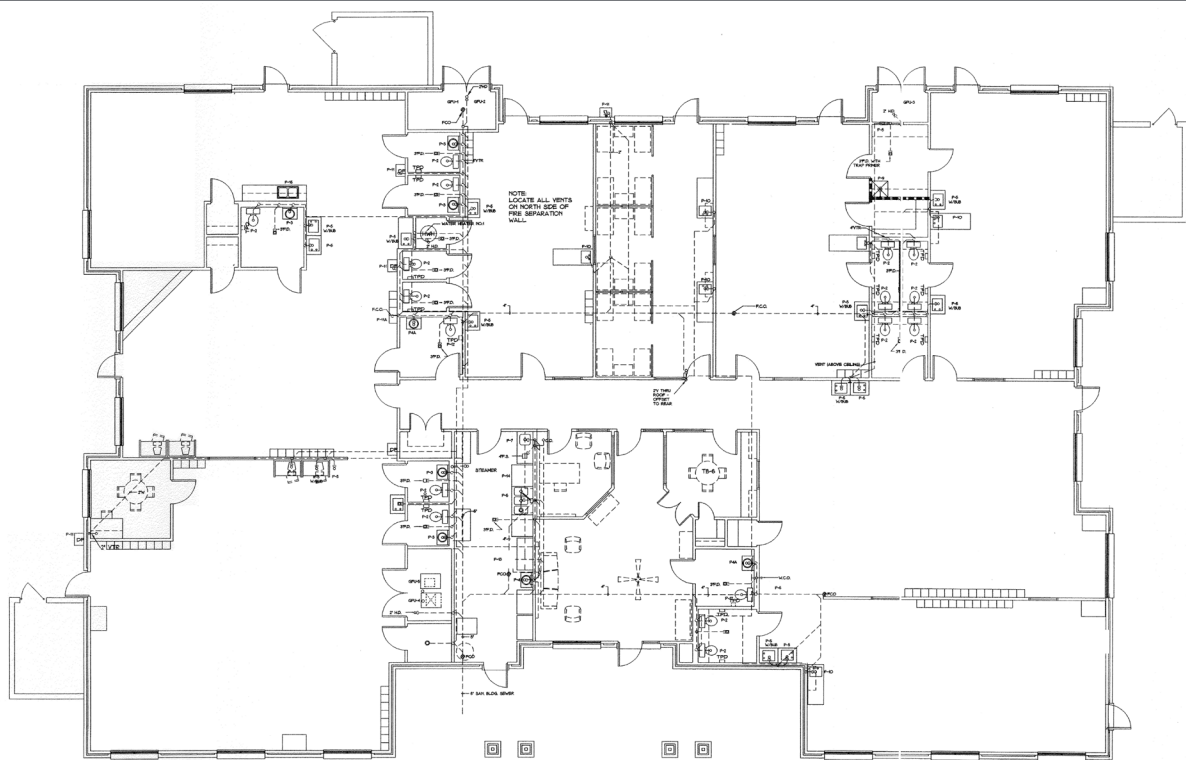
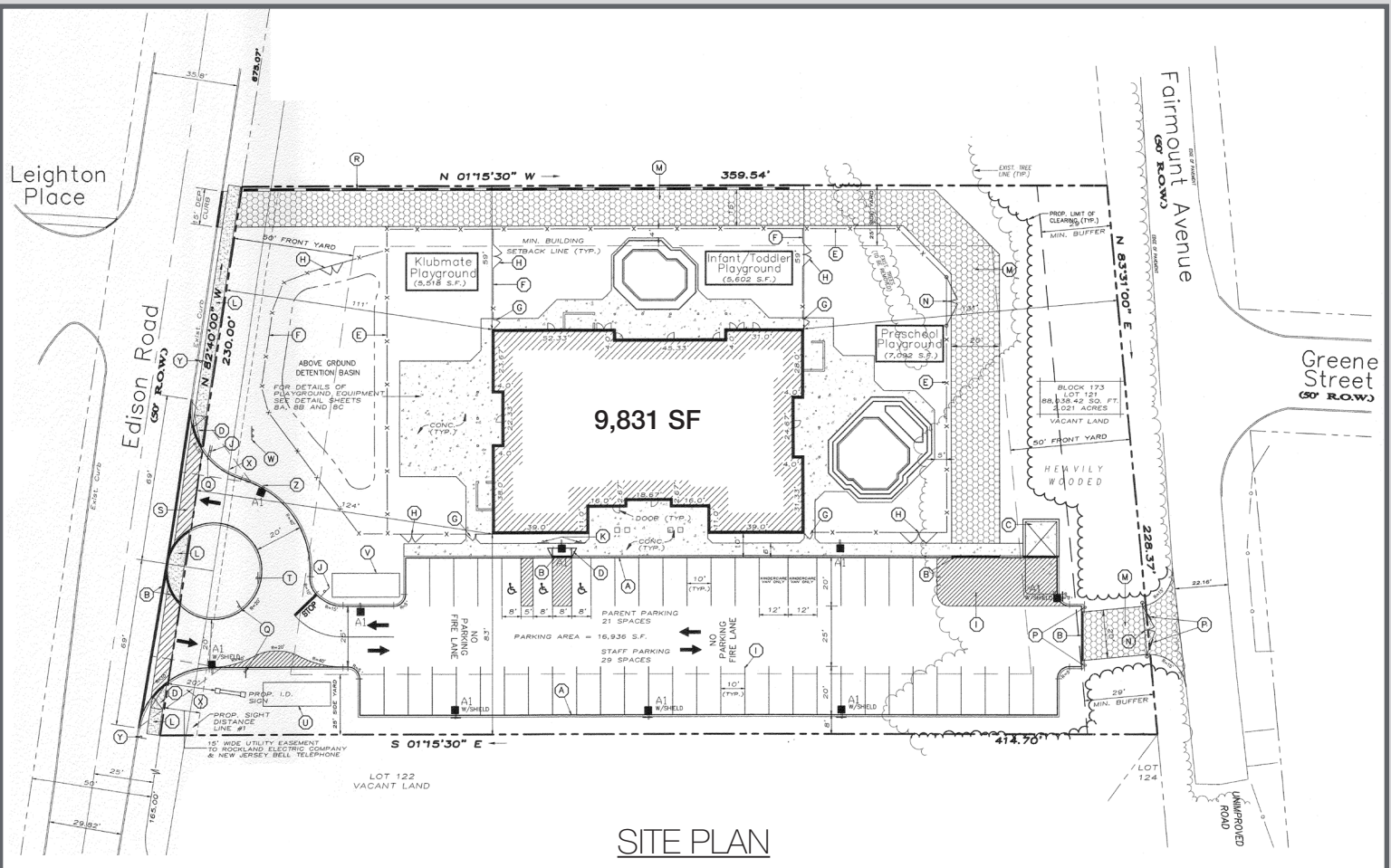












# Zoning Information: GI-80 General Industry

25 Edison Rd  
MAHWAH, NJ

## MAHWAH CODE

Zone	Permitted Principal Uses	Permitted Accessory Uses	Conditional Uses
IP-120 Industrial Park	<ol style="list-style-type: none"> <li>1. Research laboratories.</li> <li>2. Assembly or packaging of products from previously prepared materials.</li> <li>3. Manufacture, assembly and/or packaging of electronic and electric components, instruments, precision tools, time piece.</li> <li>4. Public utility buildings, telephone exchange, telegraph.</li> <li>5. Printing plants or publishing houses.</li> <li>6. Light manufacturing operations, provided that all performance requirements in Section 24-8 are complied with.</li> <li>7. Businesses using structures wherein office space is combined with a warehouse and/or distribution of products provided that the office use accounts for a minimum of 10% of the total floor area.</li> <li>8. Planned industrial developments.</li> <li>9. Health and wellness center.</li> <li>10. Fitness and health club.</li> </ol>	<ol style="list-style-type: none"> <li>1. Off-street parking and loading facilities.</li> <li>2. Signs.</li> </ol>	<ol style="list-style-type: none"> <li>1. Any B-10 Zone conditional use under the same conditions as prescribed therein.</li> <li>2. Essential Services subject to subsection 24-6.9, paragraph b.</li> </ol>
GI-80 General Industry	<ol style="list-style-type: none"> <li>1. Any IP-120 Zone permitted principal use under the same conditions as prescribed therein.</li> <li>2. Distribution terminals, parcel delivery service industry.</li> <li>3. Extraction or excavation operations subject to subsection 24-6.1, paragraph g.</li> <li>4. Glass and textile manufacture.</li> <li>5. Truck terminals.</li> <li>6. Lumber and building material sales.</li> <li>7. Contractors' equipment sales and service.</li> <li>8. Tool, die and pattern making, other machine shop operations.</li> <li>9. Wholesale business storage and warehousing.</li> <li>10. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting.</li> <li>11. Manufacture, assembly or packaging of products from previously prepared materials.</li> <li>12. Public parks, playgrounds or athletic fields.</li> <li>13. United States Post Office.</li> <li>14. Health and wellness center.</li> <li>15. Fitness and health center.</li> </ol>	<ol style="list-style-type: none"> <li>1. Any IP-120 Zone permitted accessory use under the same conditions as prescribed therein.</li> </ol>	<ol style="list-style-type: none"> <li>1. Any IP-120 Zone conditional use</li> </ol>
FP Floodplain	See subsection 24-6.1, paragraph h.	See subsection 24-6.1, paragraph h.	See subsection 24-6.1, paragraph h.
CED/R-40 Controlled Economic Development	See Ordinance No. 462 the Controlled Economic Development Ordinance.		