



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

FOR SALE/LEASE
9,831 SF
Freestanding Building

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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John J. Schilp

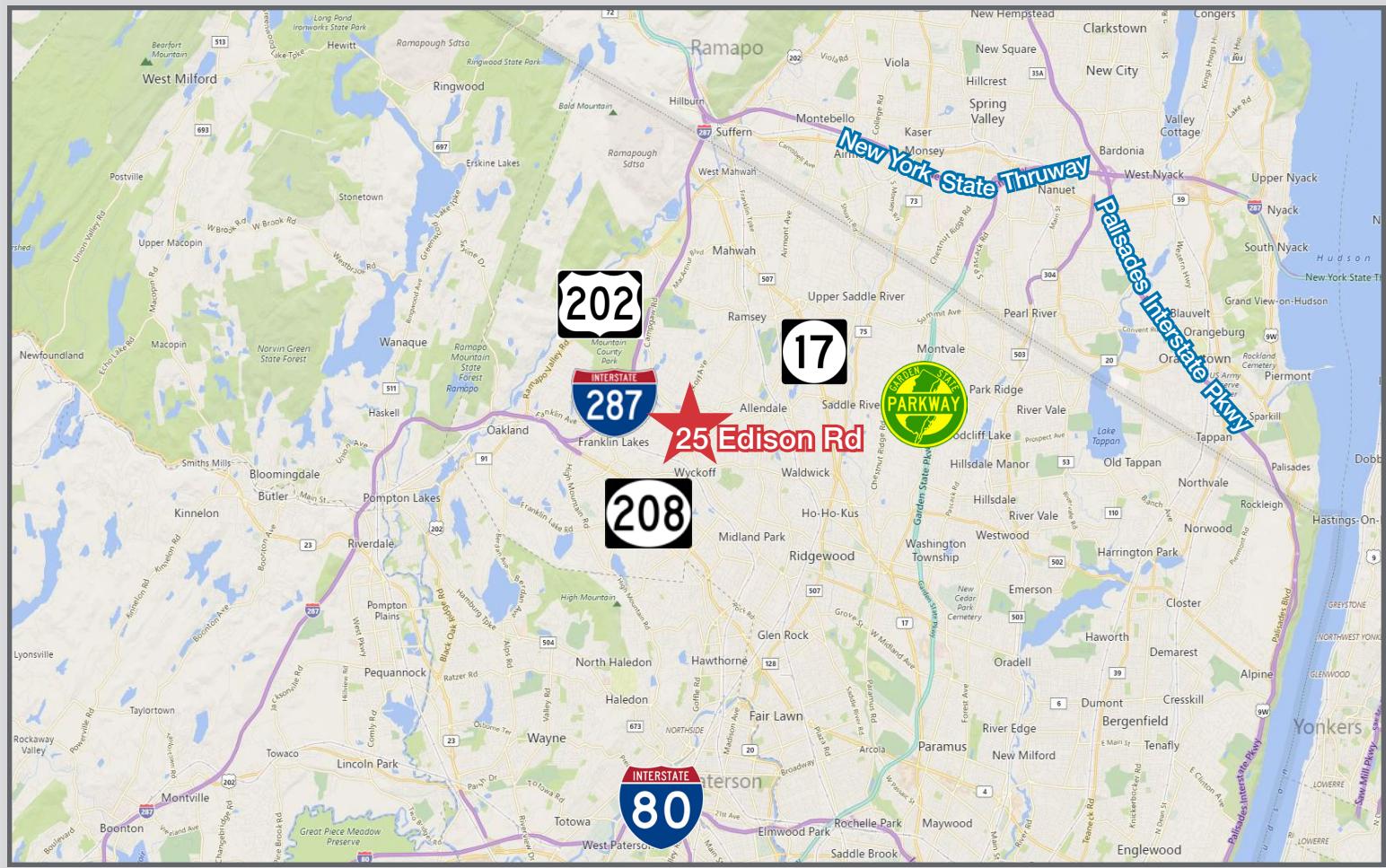
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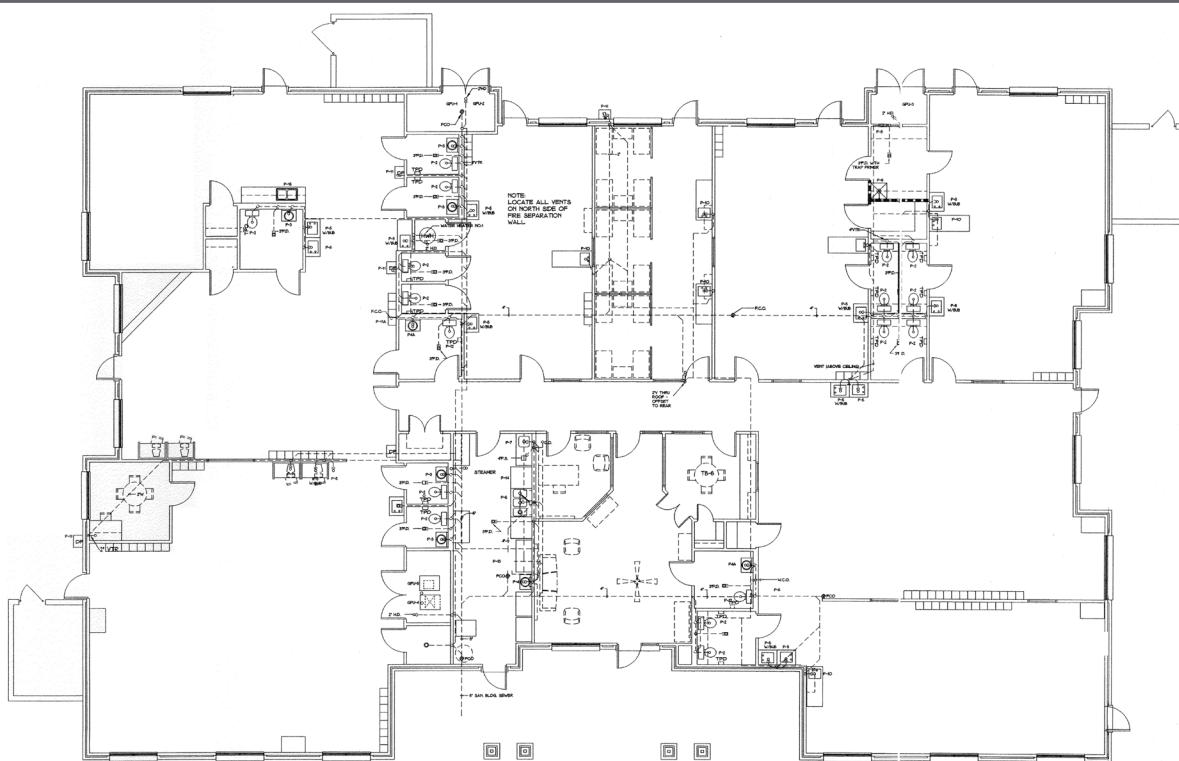
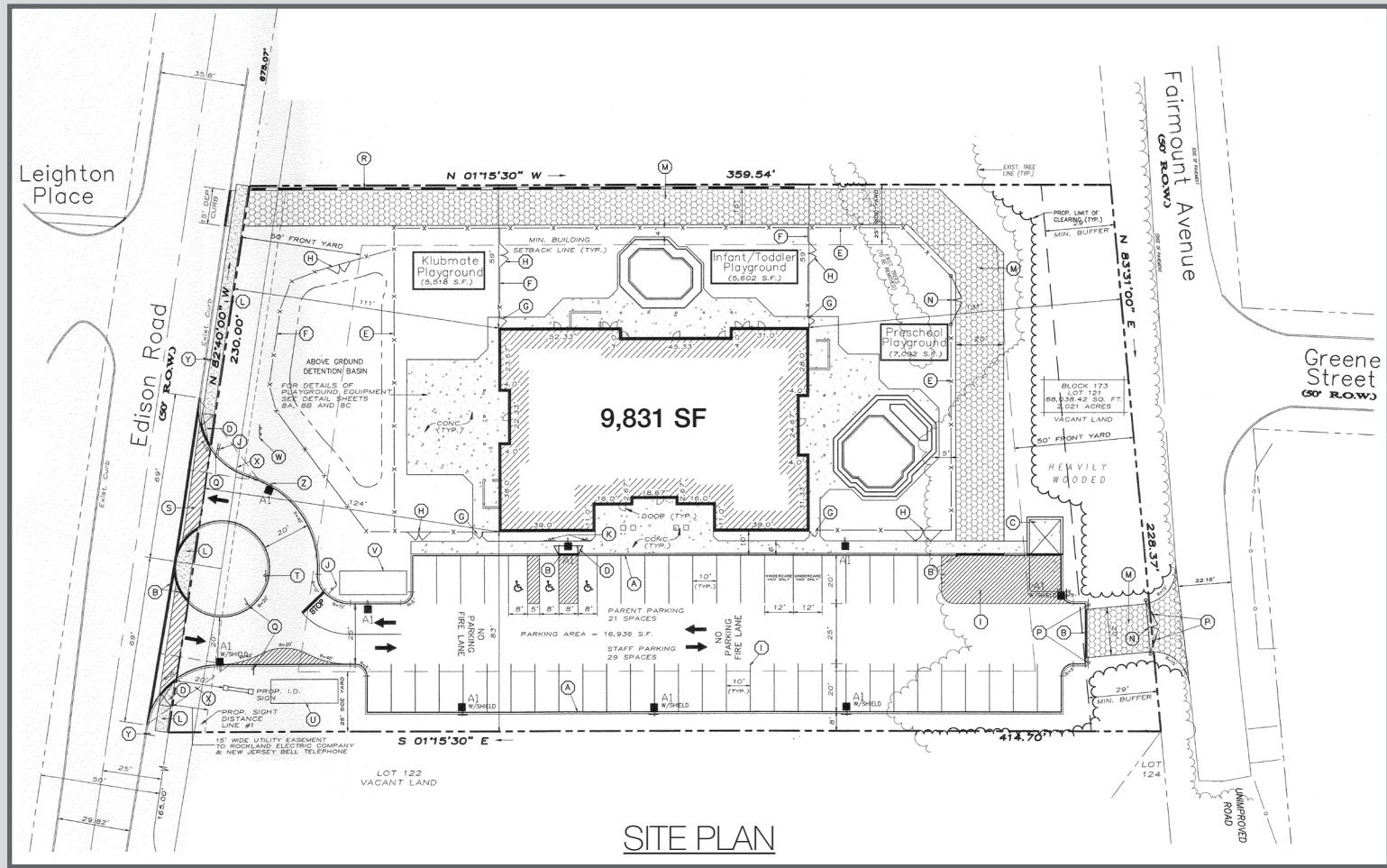
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • 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.







FLOOR PLAN

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"> Research laboratories. Assembly or packaging of products from previously prepared materials. Manufacture, assembly and/or packaging of electronic and electric components, instruments, precision tools, time piece. Public utility buildings, telephone exchange, telegraph. Printing plants or publishing houses. Light manufacturing operations, provided that all performance requirements in Section 24-8 are complied with. 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. Planned industrial developments. Health and wellness center. Fitness and health club. 	<ol style="list-style-type: none"> Off-street parking and loading facilities. Signs. 	<ol style="list-style-type: none"> Any B-10 Zone conditional use under the same conditions as prescribed therein. Essential Services subject to subsection 24-6.9, paragraph b.
GI-80 General Industry	<ol style="list-style-type: none"> Any IP-120 Zone permitted principal use under the same conditions as prescribed therein. Distribution terminals, parcel delivery service industry. Extraction or excavation operations subject to subsection 24-6.1, paragraph g. Glass and textile manufacture. Truck terminals. Lumber and building material sales. Contractors' equipment sales and service. Tool, die and pattern making, other machine shop operations. Wholesale business storage and warehousing. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting. Manufacture, assembly or packaging of products from previously prepared materials. Public parks, playgrounds or athletic fields. United States Post Office. Health and wellness center. Fitness and health center. 	<ol style="list-style-type: none"> Any IP-120 Zone permitted accessory use under the same conditions as prescribed therein. 	<ol style="list-style-type: none"> Any IP-120 Zone conditional use
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.		

24 Attachment 4:6

Supp 0, XXX 20xx