

# FOR SUBLEASE | 8 TAYLOR RD | EDISON, NJ



## ADVANCE INDUSTRIAL GROUP AT BUSSEL REALTY CORP | EXCLUSIVE LISTING BROKERS

- ±60,000 SF BUILDING
- INDUSTRIAL ZONING
- 3 YEARS SUBLEASE
- 16' CLEAR HEIGHT
- 8 LOADING DOCKS | 1 DRIVE-IN
- TRAILER PARKING AVAILABLE
- ±40 CAR PARKING SPACES
- ±3 MIN TO I-287
- ±10 MIN TO ROUTE 1 & I-95

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# NON-ENDORSEMENT & DISCLAIMER NOTICE

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## **NON-ENDORSEMENT NOTICE**

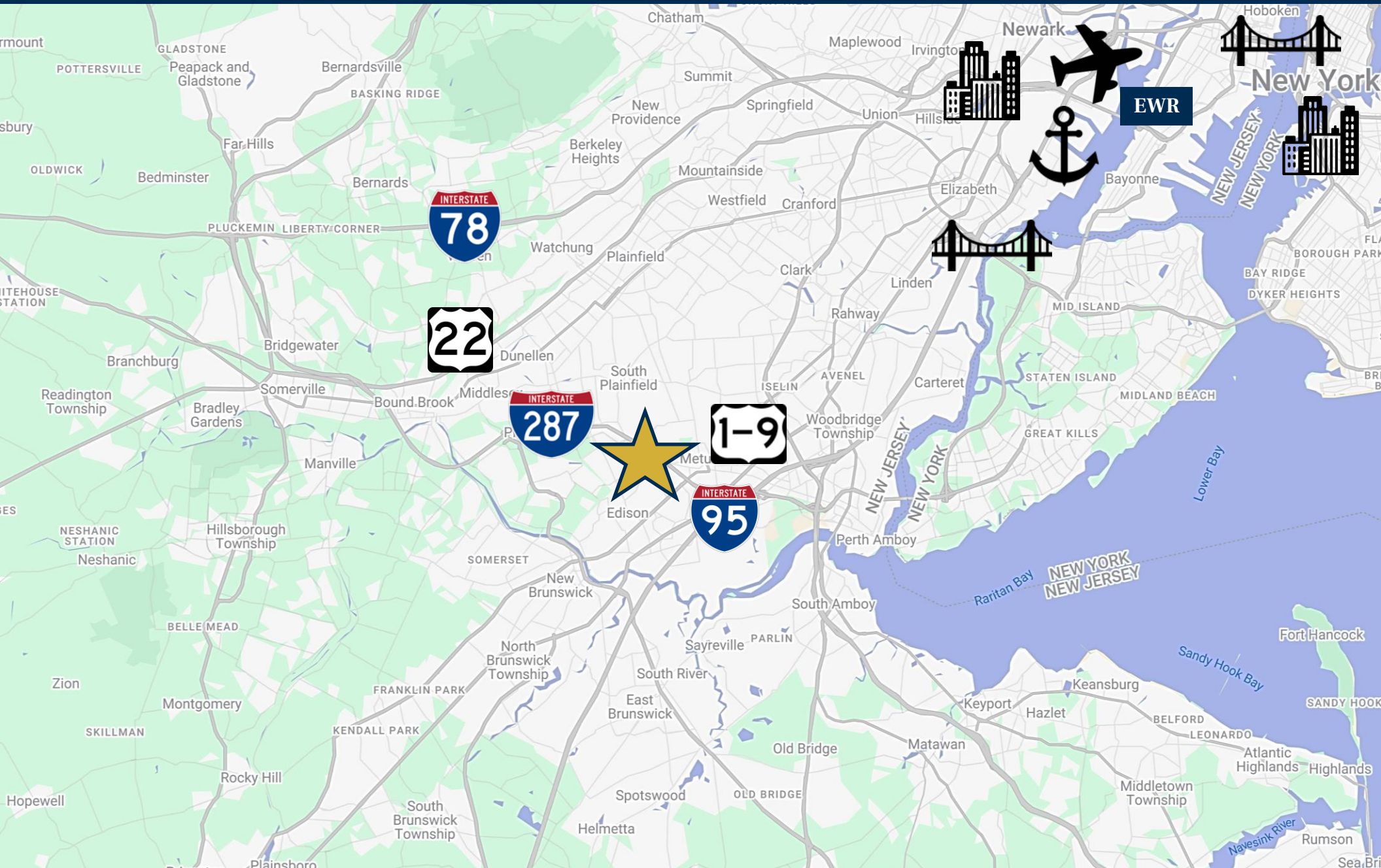
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ALL PROPERTY TOURS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR BUSSEL REALTY CORP AGENT FOR MORE DETAILS.



# REGIONAL MAP

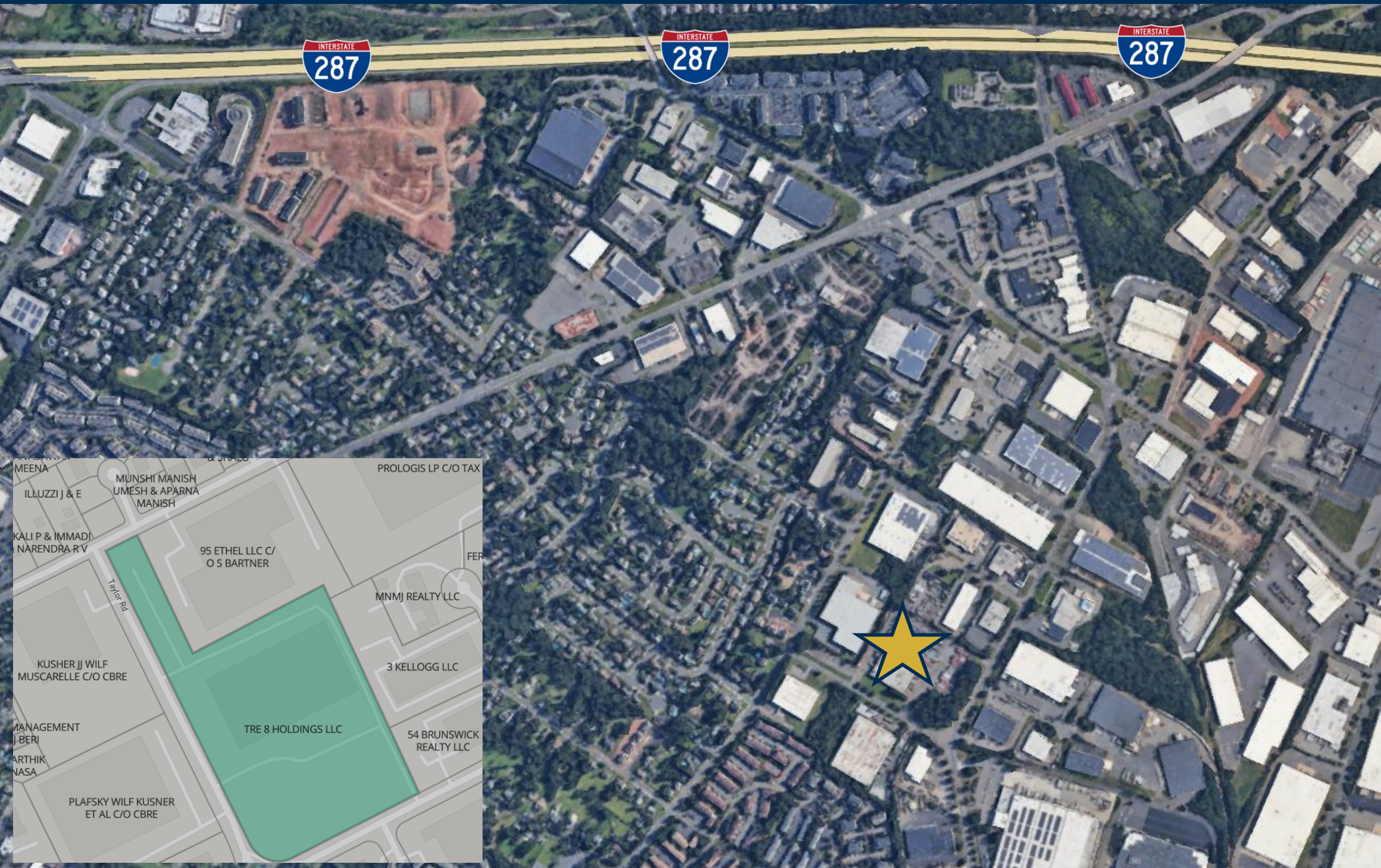


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# AERIAL IMAGE

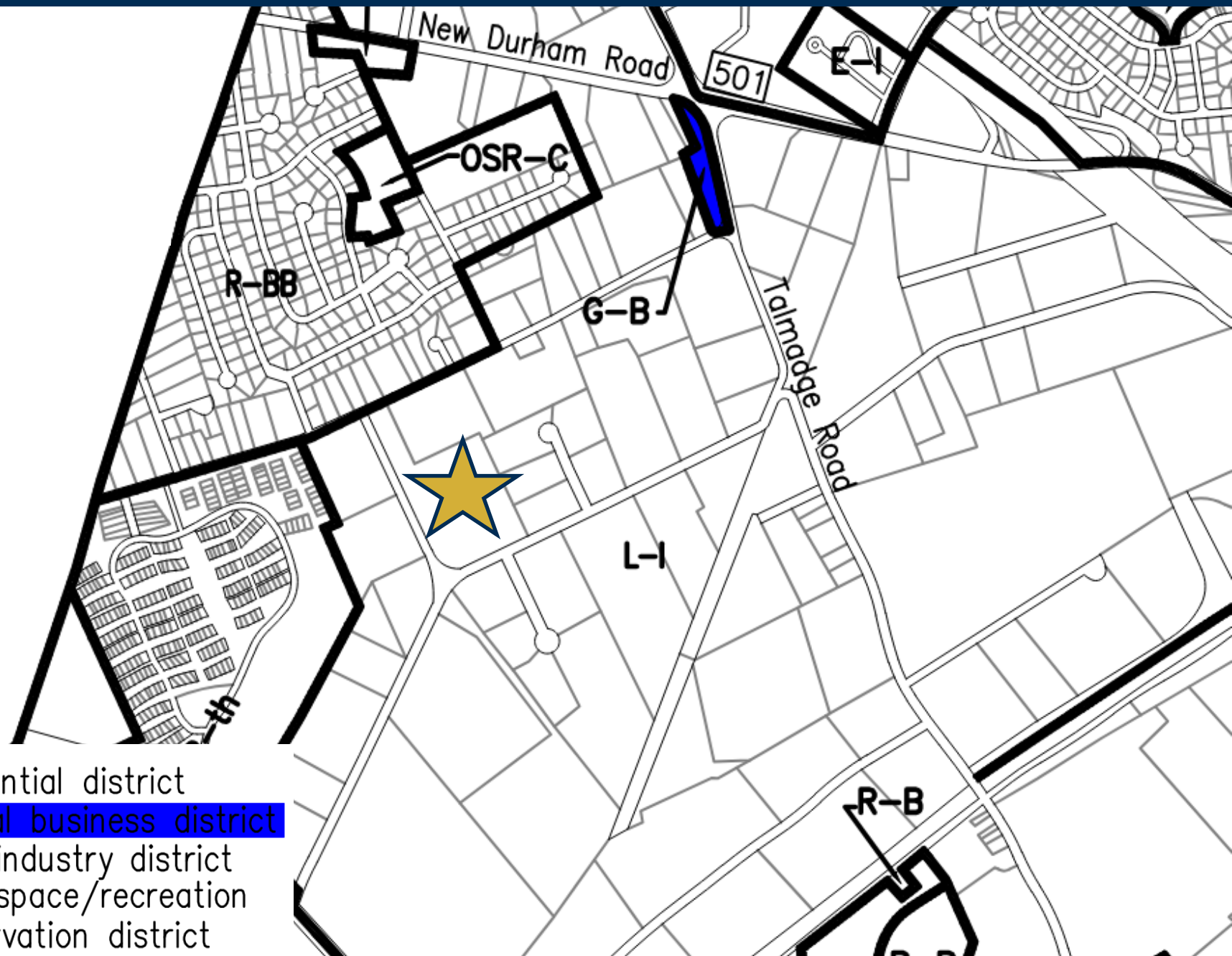


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# ZONING MAP



- R-BB Residential district
- G-B General business district**
- L-I Light industry district
- OSR-C Open space/recreation conservation district

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# ZONING: LIGHT INDUSTRIAL (L-I)

## **Permitted Uses.**

- a. Offices for executive, administrative or professional purposes;
- b. Scientific or research laboratories, including incidental pilot plants in connection therewith;
- c. Manufacturing, processing, finishing, fabrication and assembly of products subject to the limitations;
- d. Warehousing-distribution facilities for products or materials but not including truck terminals as defined herein;
- e. Retail sale and warehousing-distribution facilities, provided that no more than ten (10%) percent or two thousand (2,000) square feet, whichever the lesser, of the gross floor area is used for retail sales. Such retail sales shall be accessory to a permitted principal use within the facility. Further, such use shall be located on a lot of no less than three (3) acres in size;
- f. Electrical equipment and appliances, heating, ventilating, air-conditioning, plumbing and refrigeration equipment sales and service businesses;
- g. Packaging and bottling plant;
- h. Indoor tennis courts, skating rinks, handball courts and health clubs or similar uses;
- i. Newspaper and printing establishments;
- j. Craftsman's or contractor's shop, such as carpentry, plumbing, welding, electrical or machine shop;
- k. Wholesale business establishment, distribution plant, parcel delivery establishment, cold-storage plant or food commissary.

# ZONING: LIGHT INDUSTRIAL (L-I)

## Conditional Uses.

- a. Transportation facilities and truck depots, provided that the use is individually located on a lot within an industrial park as defined herein for which an improved overall development plan or general development plan is of record and has Edison Township Planning Board approval. An industrial park shall be a minimum of twenty-five (25) acres in size and consist of not less than four (4) principal uses located on five (5) acre minimum size lots and subject to the following: A transportation facility or truck depot shall not include bus, truck, trailer and/or tank, washing and cleaning facilities, new or leased vehicle storage areas and vehicle dismantling facilities and further provided:
  1. No repair or painting shall be conducted out of doors,
  2. No vehicles awaiting repair shall be stored within the front yard area,
  3. No such use shall be located on a lot within two hundred (200) feet of a residential zone, day-care facility, public park, school, church or mosque,
  4. No such use shall be included as an accessory activity to the salvage and/or sale of used vehicles or parts thereof,
  5. No such use shall engage in the activity of crushing, cutting or general disassembly of vehicles; such activity commonly referred to as a "salvage" or "junkyard" are prohibited by this chapter;

# ZONING: LIGHT INDUSTRIAL (L-I)

## Off-Street Parking and Loading Requirements.

- a. Off-street parking space may be located in the front, side and rear yards; provided, however, that no parking space shall be nearer than fifteen (15) feet to any street lot line nor nearer than five (5) feet to the front of a building, and further provided that complete building perimeter parking is prohibited.

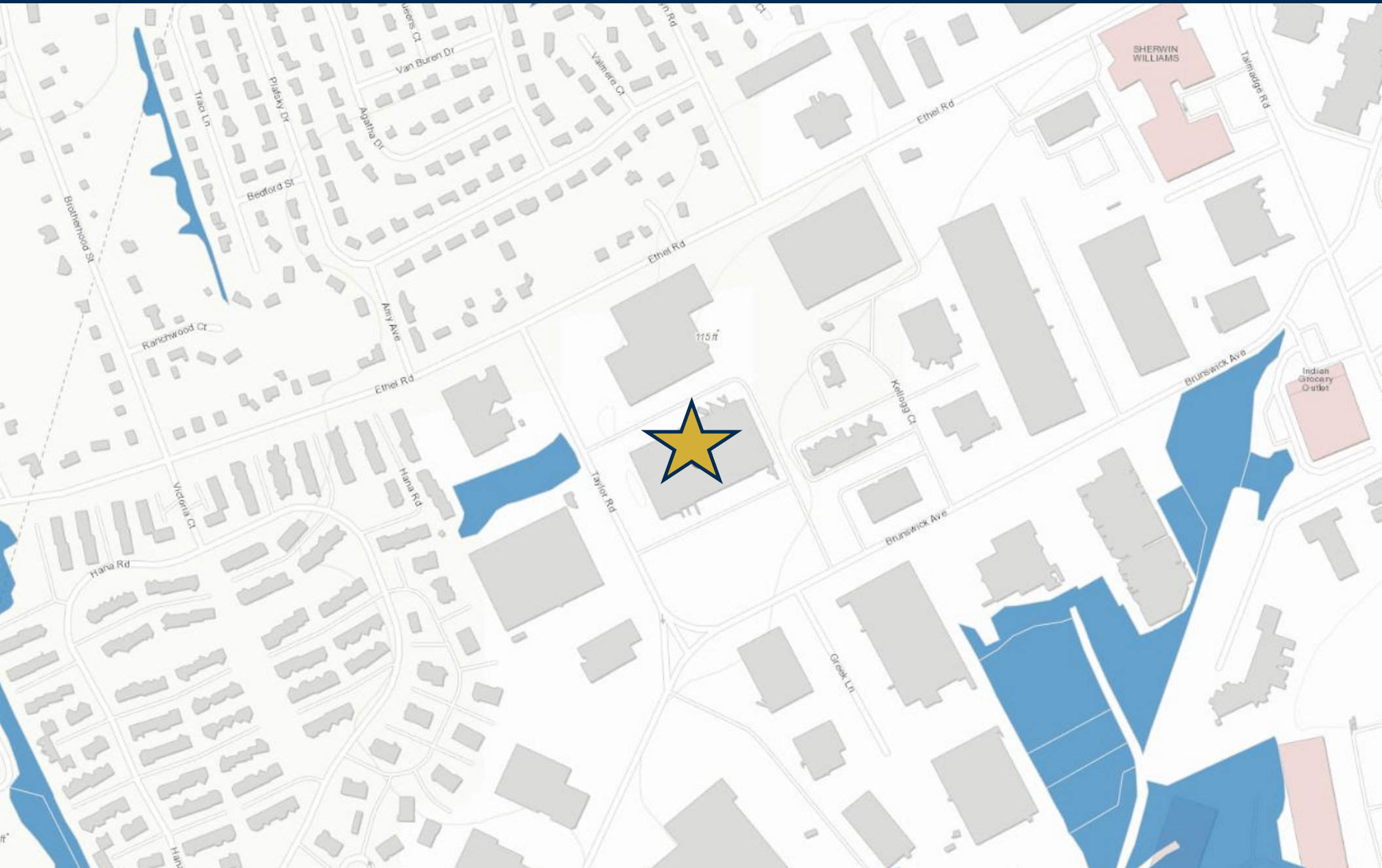
## Prohibited Uses.

- a. Tanning;
- b. Stone crushing;
- c. Paper pulp manufacture;
- d. Cloth manufacture requiring formaldehyde or equivalent as an additive;
- e. Metal manufacture of raw or recyclable materials;
- f. Metal fabrication of trailers, truck bodies and cranes for lease or sale;
- g. Truck terminals.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
District	Minimum Lot Requirements <sup>1</sup>		Minimum Required Yard Depth <sup>4</sup> (feet)						Maximum Percent of Lot Coverage by all Buildings Inclusive of Accessory Buildings	Maximum Height <sup>2</sup>		Maximum Percent of Lot Coverage by All Buildings and Pavement	Minimum Gross Floor Area <sup>9</sup> (square feet)		See Notes 10 & 11 Maximum Floor Area Ratio	Minimum Lot Depth Requirement
	Area (square feet)	Lot Width (feet)	Principal Building			Accessory Building				Stories	Feet		1-Story Buildings (all buildings)	Total of All Floors		Feet
			Front Yard <sup>5</sup>	Minimum One Side Yard	Both Side Yards	Rear Yard	Side Yard	Rear Yard								
L-I	80,000	150	50	40	80	40	40	50	50	3	45	See Note 7	5,000	5,000	0.5	275



# WETLANDS

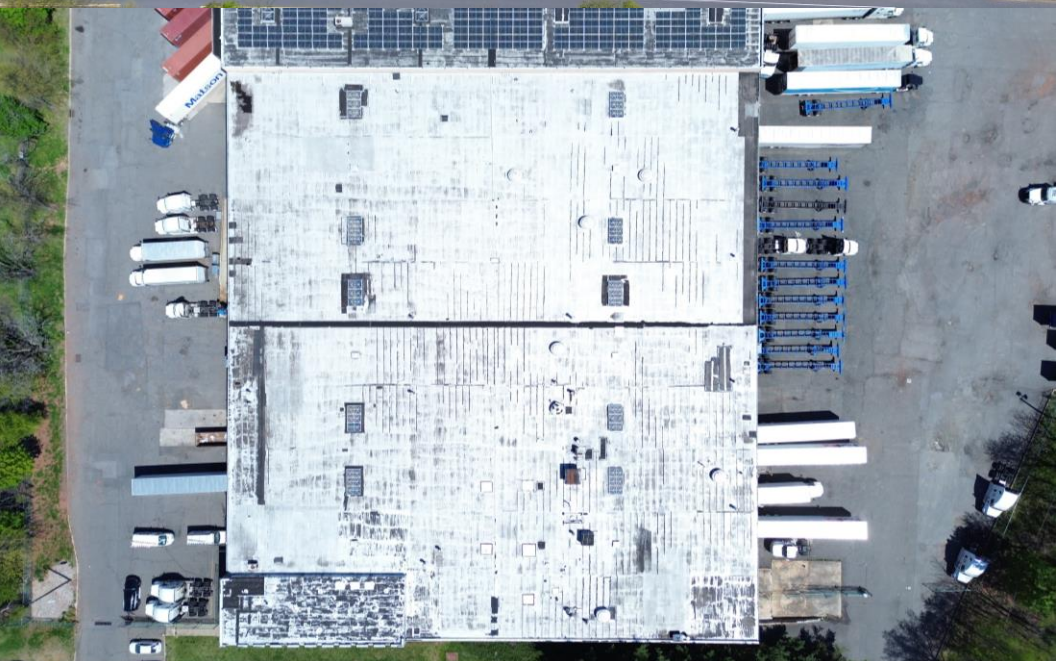


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# EXTERIOR IMAGES



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**Conveniently located** just 3 minutes from I-287 and a quick 10-minute drive from both Route 1 and I-95, making it an ideal hub for industrial businesses.



**Exceptional access** to vital markets and essential infrastructure, laying the foundation for sustained growth and success.



**Light Industrial zoning** permits a variety of operations including manufacturing, processing, warehousing-distribution facilities for products or materials, and wholesale business establishments.



**Highly skilled workers** are readily available to meet the demands of industrial enterprises.



**Affordability and outstanding value** in Central New Jersey.



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