## 22,925 - 108,103 SF Divisible Industrial/Flex



### **Features**

- 22,925 SF 108,103 SF available
- 2,700 SF cold storage/refrigeration
- 5 10 drive-ins
- 327 car parking spaces
- 29 interior EV charging stations (208v) with the ability to add additional charging stations due to existing infrastructure
- 15'8 ceiling height
- 30' x 40' column spacing
- Floor drains & vehicle ventilation in place

### **Sublease Expiration**

September 30, 2032



### **INQUIRE FOR PRICING**

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### **Property Information**

Building Size: 108,103 SF

Lot Size: 6.384 Acres

Taxes: \$1.25 PSF

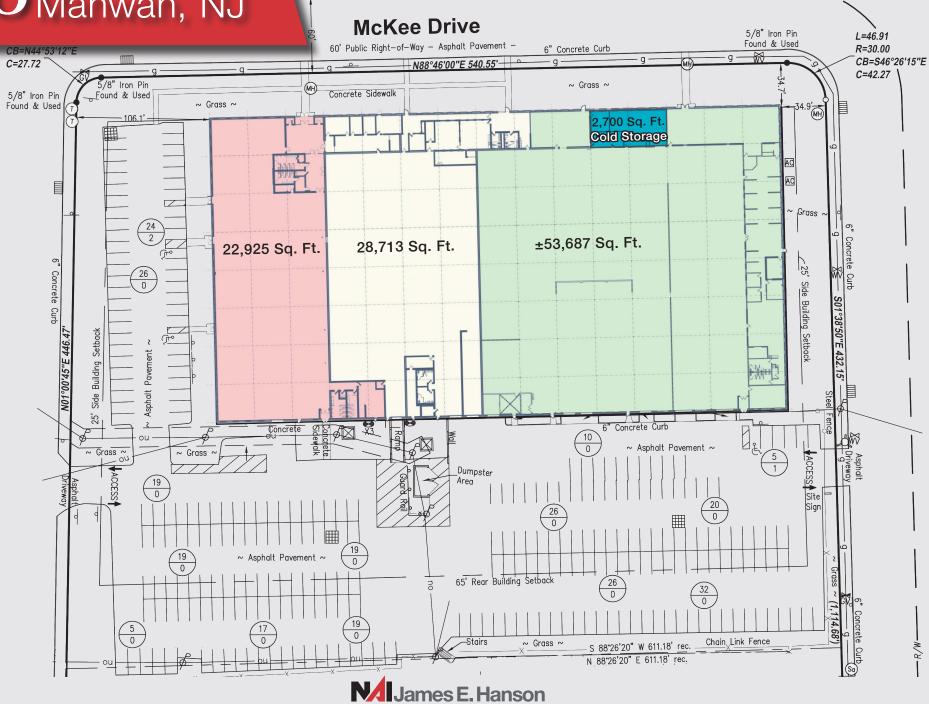
OpEx: \$1.13 PSF

Parking: 327 Spaces

### List of Recent Tenant Improvements

- New outdoor lights
- 29 interior EV charging stations (208v); ability to add 15 additional charging stations at lower cost due to the existing infrastructure
- Renovated office area
- Increased interior exhaust system
- New HVAC units
- New 1,000 SF dry storage room









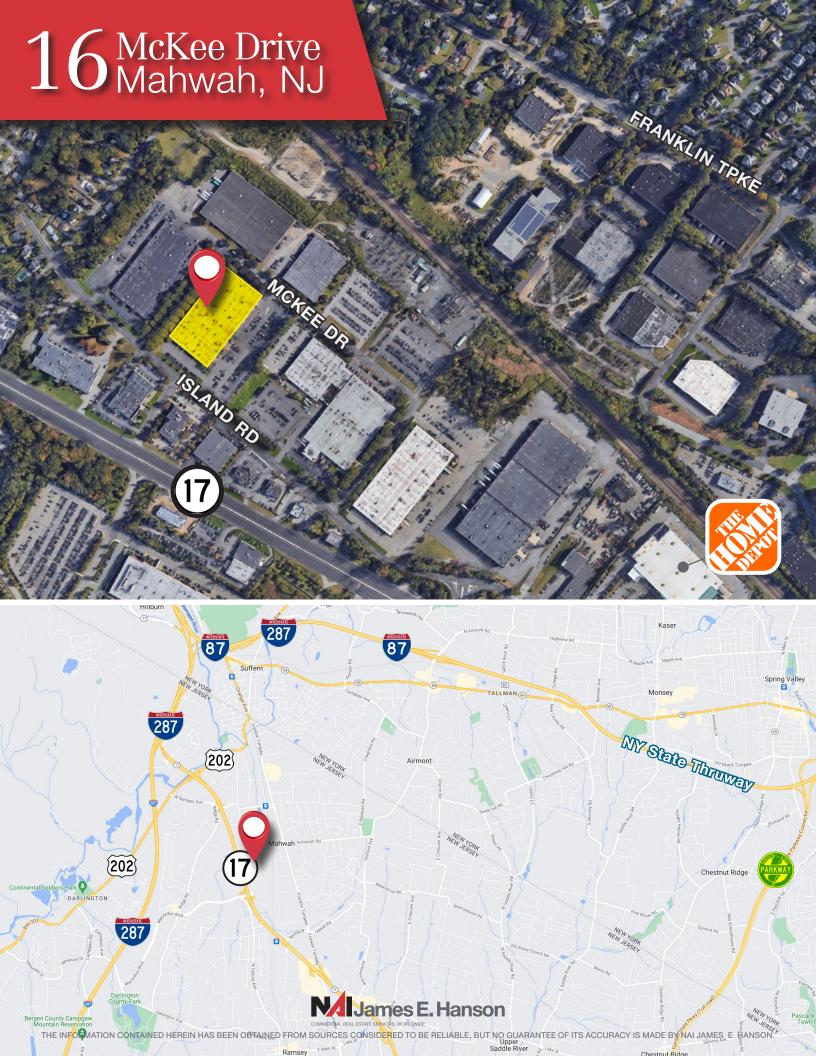












# Zoning Map & INFORMATION



- 3. Dance studio.
- 4. Distribution center.
- 5. Extraction or excavation operations subject to § 24-3.8f.
- 6. Glass and textile manufacture.
- 7. Instructional, karate/martial arts.
- 8. Lumber and building materials sales.
- 9. Planned industrial developments.
- 10. Printing plants or publishing houses.
- 11. Public parks, playgrounds or athletic fields.
- 12. Public utility buildings, telephone exchange, telegraph.
- 13. Research laboratories.
- 14. Self-storage facilities.
- 15. Solar energy systems.
- 16. Tool, die and pattern making, other machine shop operations.
- 17. Truck terminals.
- 18. United States Post Office.
- 19. Warehouse and/or distribution facility.
- 20. Wholesale business storage and warehousing.
- 21. Woodworking, furniture repair and custom upholstery, metalworking, electrical sales, contracting.





### **Permitted Accessory Uses:**

- 1. Electric vehicle charging stations.
- 2. Off-street parking and loading facilities.
- 3. Solar energy systems

#### **Conditional Uses:**

- 1. Essential services subject to § 24-7.1.
- 2. Fitness and health clubs subject to § 24-7.11a.
- 3. Health and Wellness Centers, subject to § 24-7.12.
- 4. Limited industrial uses subject to § 24-7.14.
- 5. Motor vehicle body repair shop subject to § 24-7.3.
- 6. Places of assembly subject to § 247.4.
- 7. Service stations subject to § 24-7.9.
- 8. Health and Wellness Centers, subject to § 24-7.12.

Side Yard

#### - Area, Bulk & Yard Requirements: -

Minimum Area Requirements Maximum Bulk Requirements Minimum Yard Requirements

Lot Area: Front Yard: 50' 80,000 SF Improved Lot Coverage: 80%

Lot Width: 200' 40% Lot Coverage:

Lot Depth: 300' Building Height Principal One: 25' Both: 50'

> Feet: 40' Story: 3 Rear Yard: 65'

#### Side Yard Requirements in the GI80 Zone

No building or group of attached buildings shall have an aggregate front building wall in excess of seventy-five (75%) percent of the actual lot width in the GI80 Zone.

Click to view full zoning information





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