



TriStateCR.com

For Sale

INDUSTRIAL/ END USER INVESTMENT OPPORTUNITY

126 E Dickerson St.
Dover, NJ

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PROPERTY OVERVIEW

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BUILDING HIGHLIGHTS

- 65,000 SF industrial manufacturing site for sale
- **Space A:** Can be delivered vacant or with a lease back
 - Warehouse Space: 30,000 SF
 - Office Space: 2,000 SF
- **Space B:** Leased until September 2028
 - Warehouse Space: 24,000 SF
 - Office Space: 2,000 SF
- **Space C:** Can be delivered vacant
 - Warehouse Space: 7,000 SF
- Nearest transit: Dover train station
- Large drive in doors and loading docks
- Plenty of outdoor storage and parking
- 3 separate spaces/tenants
- Columns: 40' wide x 60' deep
- Sprinklers: Wet
- Cranes: Yes

PROPERTY DETAILS

Location:	Dover, NJ
Zoning:	IND (Industrial District)
Lot Size:	5.82 Acres
Building Size	65,000 SF
Parking:	90+ Spaces
Clear Ceiling Height:	18' - 40'
Offices:	4,000 SF
Drive-in Doors:	3
Loading Doors:	2
Building Class:	B



AERIAL OVERVIEW

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E DICKERSON STREET

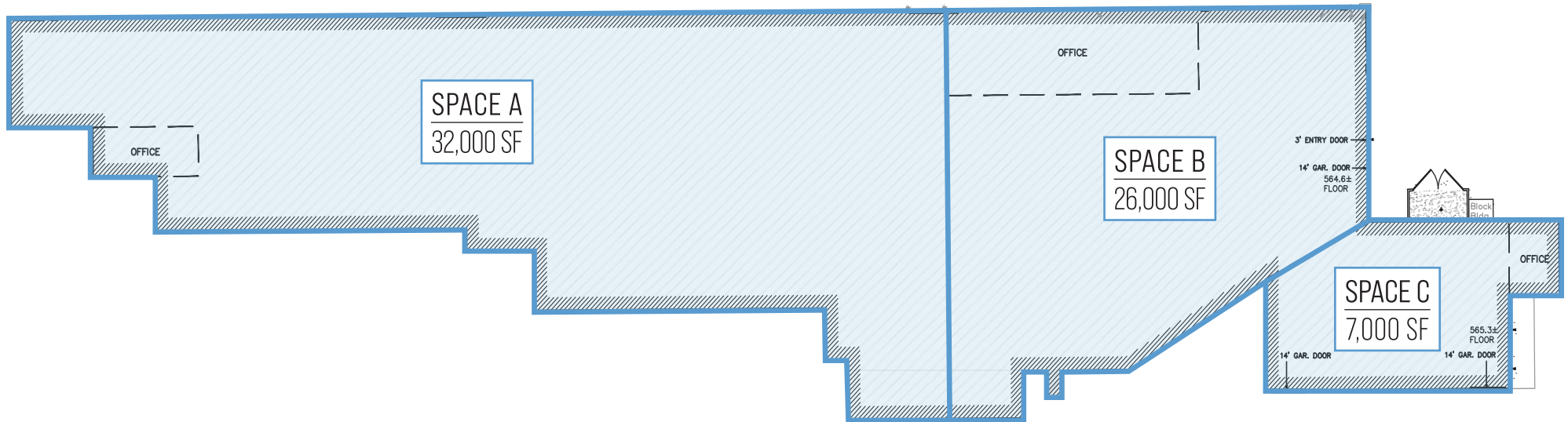
FLOOR PLANS

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PROPERTY IMAGES

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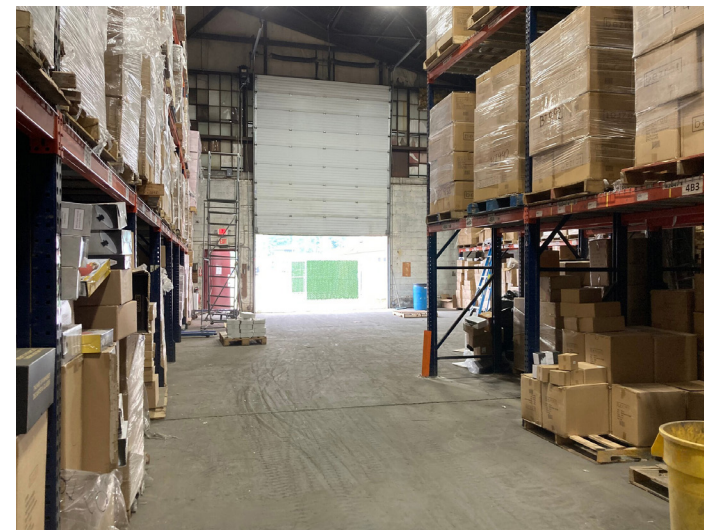
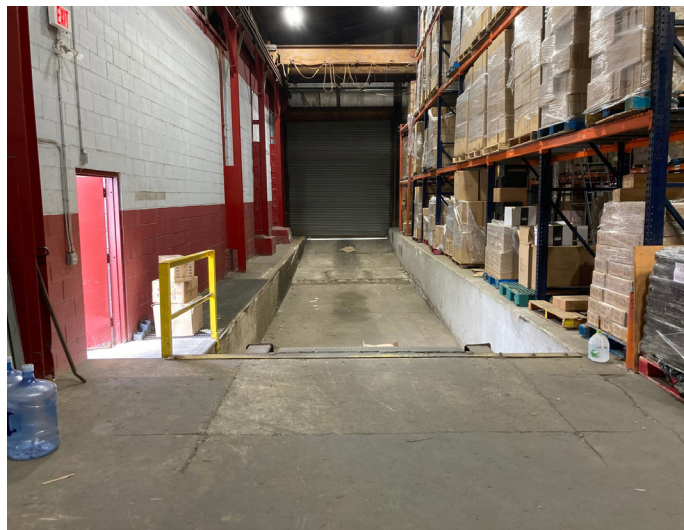
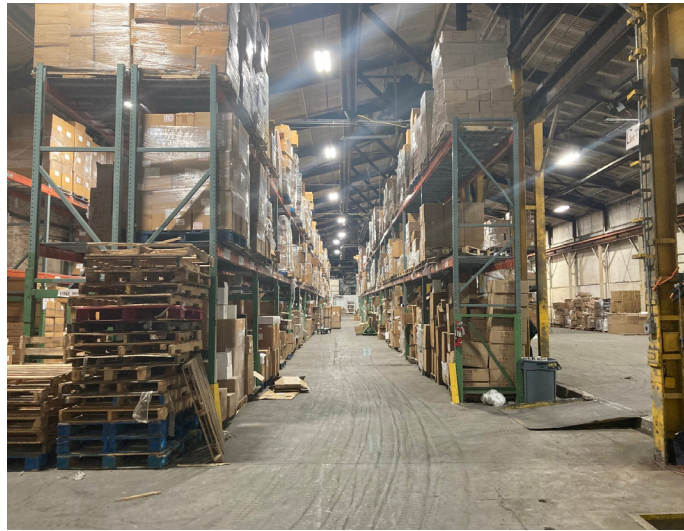
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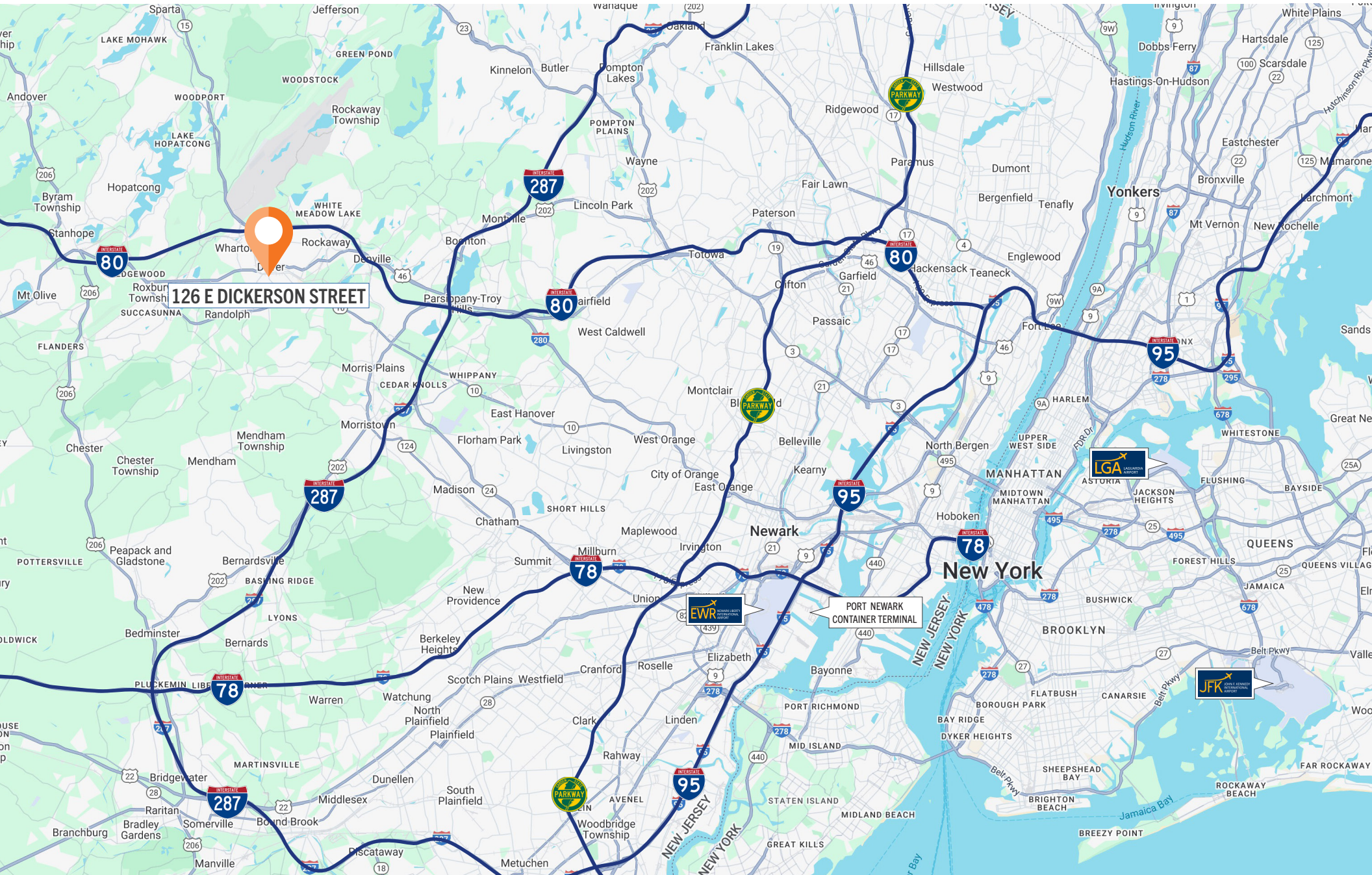
LOCATION AERIAL

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DEMOGRAPHICS

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5 MILE RADIUS

POPULATION

123,224

HOUSEHOLDS

46,615

MEDIAN AGE

41.5

TOTAL BUSINESSES

5,397

AVERAGE HOUSEHOLD INCOME

\$178,303

EST. TOTAL # EMPLOYEES

55,866

10 MILE RADIUS

POPULATION

365,821

HOUSEHOLDS

138,816

MEDIAN AGE

41.8

TOTAL BUSINESSES

16,942

AVERAGE HOUSEHOLD INCOME

\$188,234

EST. TOTAL # OF EMPLOYEES

215,028

15 MILE RADIUS

POPULATION

659,869

HOUSEHOLDS

261,720

MEDIAN AGE

42.8

TOTAL BUSINESSES

34,360

AVERAGE HOUSEHOLD INCOME

\$207,516

EST. TOTAL # OF EMPLOYEES

416,011



IND ZONING (INDUSTRIAL DISTRICT)

PRINCIPLE USES

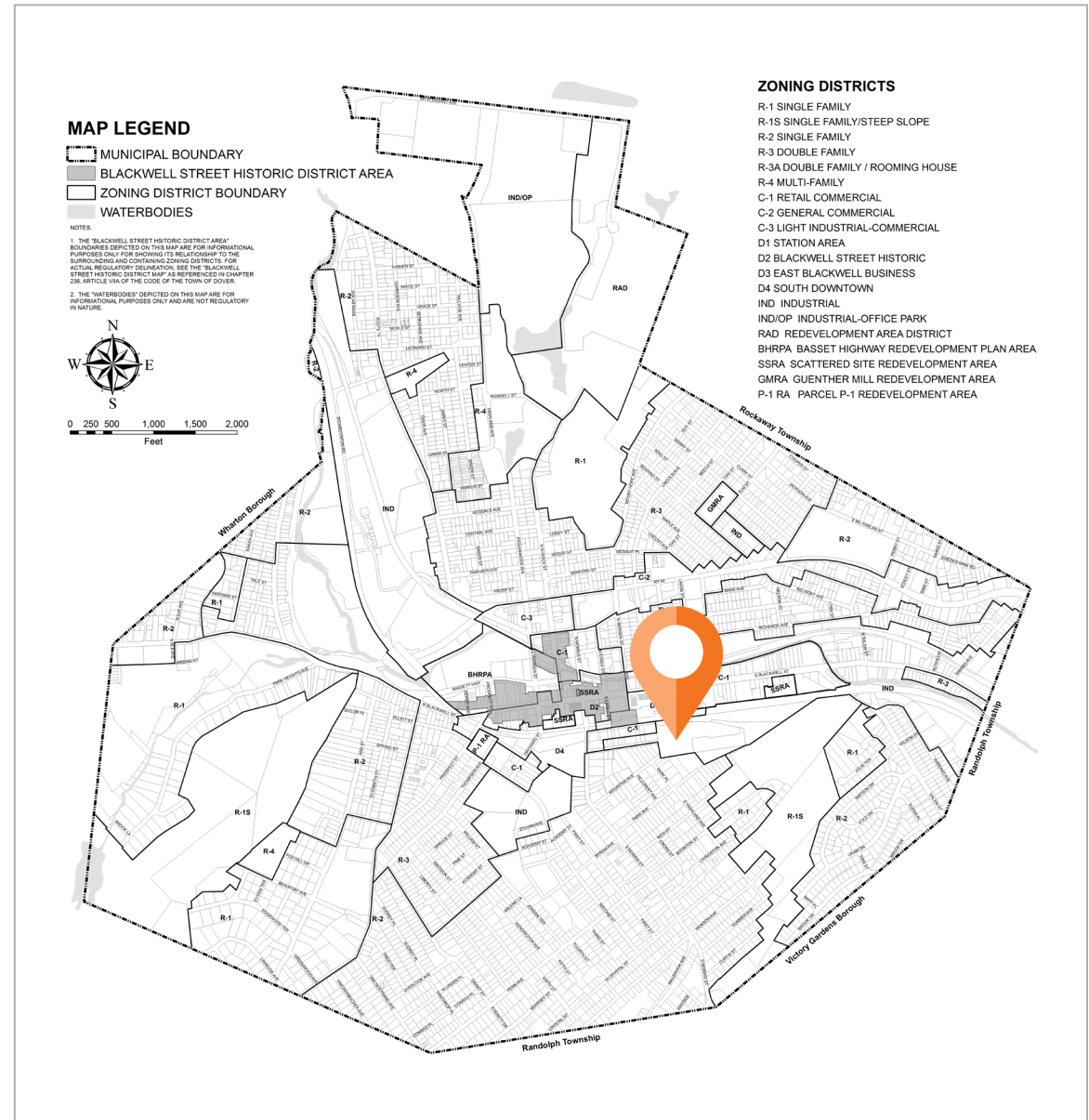
- Non nuisance industrial plants and offices which carry on processes within completely enclosed buildings, including:
 - The manufacture, compounding assembly or treatment of articles of merchandise from previously prepared materials such as canvas, cloth, cork, fur, wood, glass, leather, paper, metals or stone, shell and wax
 - The manufacture of toys, novelties, rubber or metal stamps and other molded products
 - The manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs
- Laboratories of an experimental research or testing nature
- Lumber, coal, fuel storage and distribution yards, warehouses, wholesale distribution centers, machine repair shops and public utility storage yards, garages and other warehouses and workshops
- Parks and playgrounds
- Buildings uses exclusively by federal, state county or local government
- Billboards
- Motor vehicle service stations, motor vehicle repair garages and motor vehicle body repair shops

ACCESSORY USES

- Storage buildings for materials, liquids, chemicals and similar items not permitted within the main building under Fire Underwriters Standards, provided that they are not closer than 50 feet to any log line

CONDITIONAL USES

- Public utility buildings, structures and facilities
- Satellite antennas
- Licensed cannabis entities, excluding retailers, in accordance with certain provisions
- **Bulk Requirements:** The minimum area for a lot shall include provisions for off-street parking, and such parking lot may be considered as part of the yard space
- **Buffer Requirements:** A fence not exceeding 10 ft in height but not less that 6 ft in height shall be installed and maintained along all lot lines which form a common boundary with any residential district or school use as part of any site plan approval
- **Height Limits:** No building or structure in an IND District shall exceed a height of 65 ft.
- **Minimum Floor Area:** There shall be non minimum floor area in the IND District
- **Off-Street Parking:** All uses shall be required to provide on-site, off-street parking



RENT ROLL & INCOME STATEMENT

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Rental Income	
Space A	\$448,000 per annum
Space B	\$344,760 per annum
Space C	\$98,000 per annum
Total Annual Income	\$890,760 per annum

Expenses	
Taxes	\$91,929 per annum
Insurance	\$24,000 per annum