



## Industrial Condo for Sale

22 Richboynton Road

DOVER, NJ

**For Sale:** +/-41,514 SF

**Availability:** The seller will remain in the space and lease back for a maximum of up to 1 year

**Sale Price:** Call for pricing

**Location:** In close proximity to Routes 15, 46 and 80

**Features:**

- Ceiling height: +/- 22' to +/- 26'
- Loading: 2 tailboards and one 20' drive in door
- Office space: +/-1,912 SF
- Power: 1,600 amps / 480 volts / 3 phase
- Gas heat
- Zoned Industrial
- Fully sprinklered
- 40' x 40' column spacing

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**David R. Williams**

Senior Vice President

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1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

## 22 Richboynton Road

### 20' Drive In Door



### 2 Tailboard Loading Docks



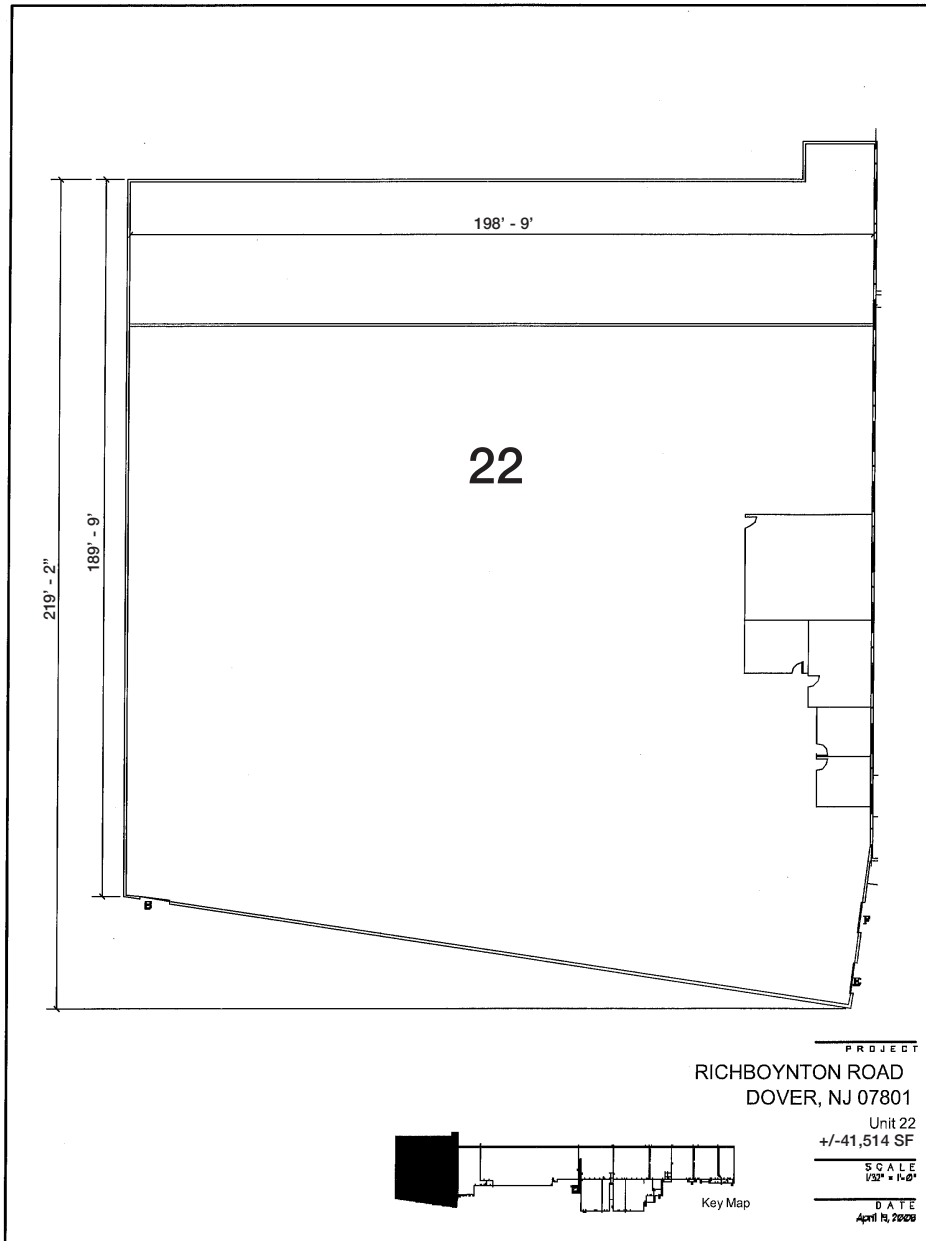
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## Floor Plan



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## Permitted Uses

### § 236-20. IND Industrial District.

- A. Principal uses. Principal uses shall be as follows:
- (1) Nuisance industrial plants and offices which carry on processes within completely enclosed buildings, including:
    - (a) The manufacture, compounding, assembly or treatment of articles or merchandise from previously prepared materials such as canvas, cloth, cork, fur, wood, glass, leather, paper, metals or stone, shell and wax.
    - (b) The manufacture of toys, novelties, rubber or metal stamps and other molded products.
    - (c) The manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
  - (2) Laboratories of an experimental research or testing nature.
  - (3) 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.
  - (4) Parks and playgrounds.
  - (5) Buildings used exclusively by federal, state, county or local government.
  - (6) Billboards.
  - (7) Motor vehicle service stations, motor vehicle repair garages and motor vehicle body repair shops.
- B. Accessory uses. Accessory uses shall be 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 lot line.
- C. Conditional uses. Conditional uses shall be as follows:
- (1) Public utility buildings, structures and facilities.
  - (2) Satellite antennas.
- D. 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.
- E. Buffer requirements. A fence not exceeding 10 feet in height but not less than six feet 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.
- F. Height limits. No building or structure in an IND District shall exceed a height of 65 feet.
- G. Minimum floor area. There shall be no minimum floor area in the IND District.
- H. Off-street parking. All uses shall be required to provide on-site, off-street parking in accordance with § 236-43. [Amended 11-10-2003 by Ord. No. 39-2003]

