

# WARREN AVENUE, STIRLING, NJ

## 1.38 Acre Industrial Zoned Land For Sale

### 30 Minutes to Newark Liberty Airport & Ports

**Exclusive Broker**

Eric Koons, *Vice President*

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 **1.38 AC**

**GRIND TIME**  
FITNESS



# SUBJECT OVERVIEW

## ROADWAYS / PORTS

- Route 22, I-78 to New Jersey Turnpike
- 30 Minutes to Port Newark & Airport

## 1.38 ACRES FOR LEASE

- Industrial Outdoor Storage
- Trailer Parking

## INDUSTRIAL ZONED LAND

- LI-2, Light Industrial Zoning
- Manufacturing, Warehouse
- Wholesale, Business, Medical
- Research, Professional Office
- Childcare



# PROPERTY HIGHLIGHTS

- 1.38 Acres For Lease
- LI-2, Light Industrial Zoning
  - Flexible Uses: Manufacturing Warehouse, Wholesale, Business, Medical, Research, Professional Office, Childcare
- Access to:
  - Routes 22
  - I-78 to New Jersey Turnpike
  - 2 Minutes to NJ Transit Train Station
  - 30 Minutes to Port Newark/Elizabeth
  - 40 Minute to Goethals Bridge with Access to New York City markets



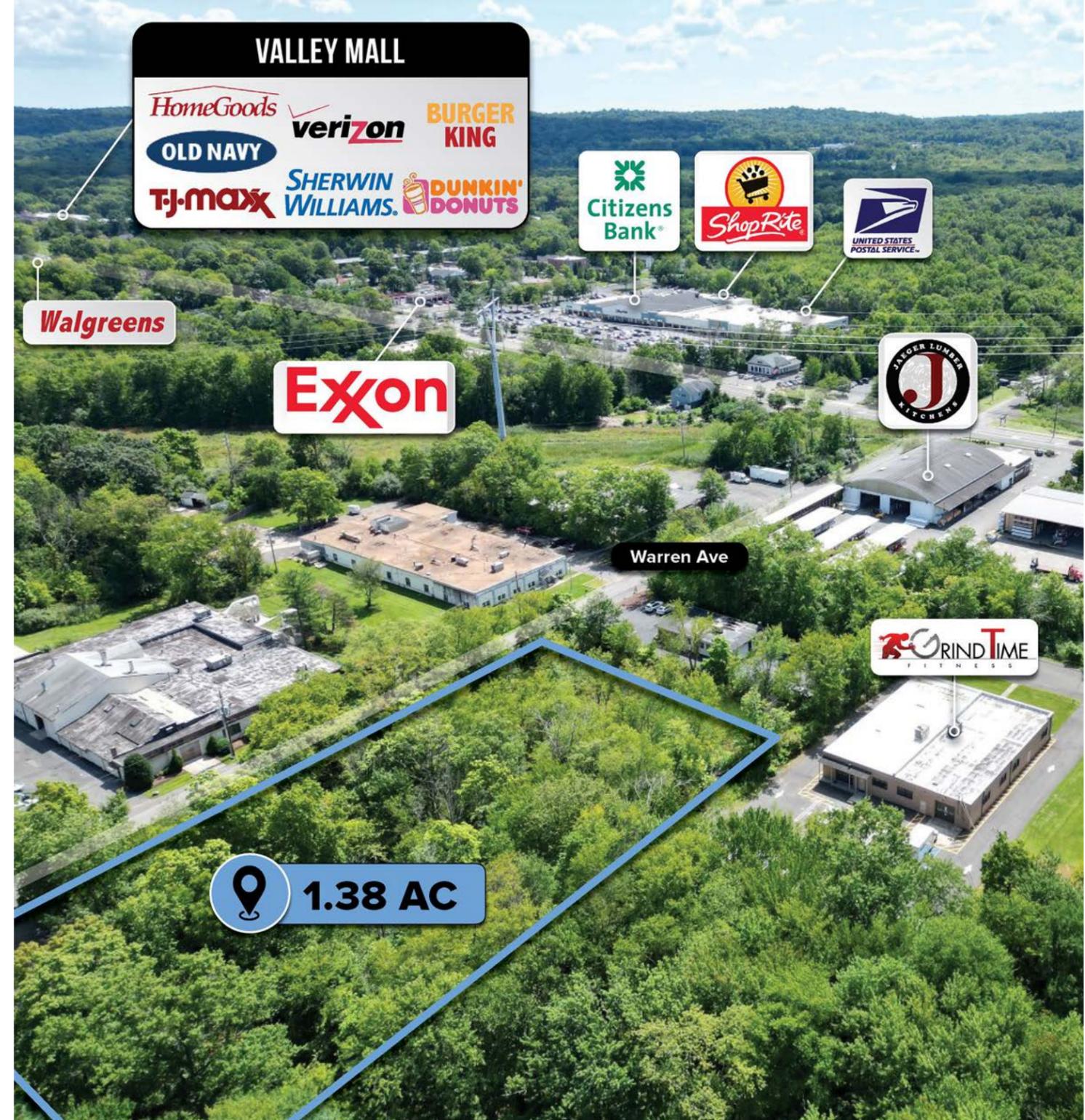
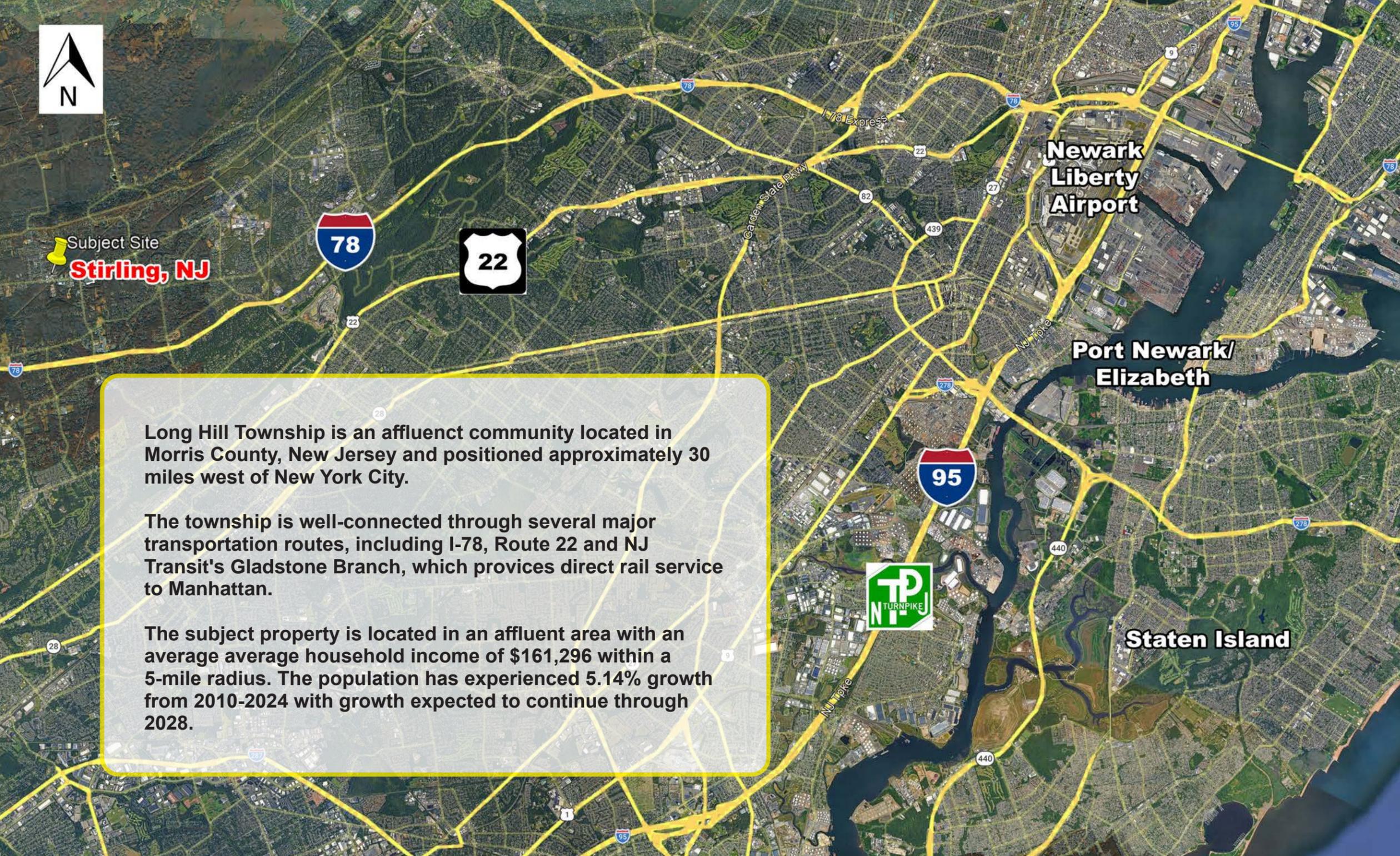


Subject Site  
**Stirling, NJ**

Long Hill Township is an affluent community located in Morris County, New Jersey and positioned approximately 30 miles west of New York City.

The township is well-connected through several major transportation routes, including I-78, Route 22 and NJ Transit's Gladstone Branch, which provides direct rail service to Manhattan.

The subject property is located in an affluent area with an average average household income of \$161,296 within a 5-mile radius. The population has experienced 5.14% growth from 2010-2024 with growth expected to continue through 2028.



**VALLEY MALL**  
 HomeGoods  
 verizon  
 BURGER KING  
 OLD NAVY  
 TJ-MAXX  
 SHERWIN WILLIAMS.  
 DUNKIN' DONUTS

Citizens Bank  
 ShopRite  
 UNITED STATES POSTAL SERVICE

Walgreens

Exxon

JEGGER LUMBER KITCHENS

Warren Ave

GRIND TIME FITNESS

📍 1.38 AC