



Land Use Industrial
Term Negotiable
Zoning Redevelopment/Special District (RDV) / Dedicated Industrial

Lot 1 (Divisible) 32,500 ft²
Lot 2 6,000 ft²
Lot 3 9,300 ft²

Building #1 4,225-8,450 ft² (First Floor Only)
Height #1 11' Clear
Loading #1 5 High-Docks

Building #2 4,400 ft² (Office/Storage)

	Population	Average HH Income
1 Mile	66,314	\$67,856
3 Mile	347,778	\$64,008
5 Mile	707,494	\$73,505

CONTACT JONATHAN LIBOCK FOR INFO
201.694.6463

Comments:

- Willing to divide any of space/land to tenant requirements.
- Land to be delivered fenced.
- TRUCK + CONTAINER STORAGE



View of lot 1 (32,500 sqft)



DR Properties, LLC.

10 East End Ave. 7C
New York, NY 10075

Jonathan Libock

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Outside storage Space



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4-B. Use Tables

Permitted uses for development shall only be those listed below for Dedicated Residential, Dedicated Industrial, and three Mixed Use Districts within the Special Waterfront District. Properties and buildings with a mix of uses are permitted. Building and properties may not be used for listed prohibited uses.

P = Permitted

-- = Not Permitted

C = Conditional Use Only

Any use not listed below is prohibited.

Use definitions shall conform those of the City's current Zoning Ordinance as codified under Title 40 of the City's Revised General Ordinances as amended.

PRINCIPAL USE	Dedicated Residential Zone	Dedicated Industrial Zone	Mixed Use Zones		
			1. Residential, Light Industrial, Retail	2. Medium-Density Residential, Office, Retail	3. High-Density Residential, Office, Retail
RESIDENTIAL USES					
One- to Four-Family Dwellings	P	--	P	P	P
Townhouses, Rowhouses	P	--	P	P	P
Low/Mid-Rise Multi-family dwelling	P	--	P	P	P
High-Rise Multi-family dwelling	--	--	--	P	P
Apartment Dwellings above first floor Commercial Unit(s)	--	--	P	P	P
COMMERCIAL & INDUSTRIAL USES					
Airport	--	--	--	--	--
Arcades, Pool Halls, Billiard Parlors		C	C	C	C
Archives, Records, Document Processing	--	P	P	--	--
Artist Live/Work Space	--	--	P	P	P
Asphalt Production	--	P	--	--	--
Automobile Service, Fuel, Car Wash	--	P	C	C	C
Automobile, Body Repair	--	P	C	C	C
Automobile, Sales	--	P	C	C	C
Automobile Alarm, Automobile Stereo Installation	--	P	P	--	--
Banks, Drive-thru	--	--	P	P	P
Banks, not Drive-thru	--	--	P	P	P
Bars, taverns, lounges	--	--	P	P	P
Billboards	--	C	C	C	C
Biodiesel Production	--	P	--	--	--
Boarding House or Rooming House	--	C	C	C	C
Boat docks, marinas, and ramps	P	P	P	P	P
Business and Vocational Schools	--	--	P	P	P
Cabarets and Nightclubs	--	--	P	P	P
Check Cashing Establishments	--	--	--	--	--

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			1. Residential, Light Industrial, Retail	2. Medium-Density Residential, Office, Retail	3. High-Density Residential, Office, Retail
Colleges and Universities	--	--	P	P	P
Concrete Production	--	P	--	--	--
Congregate Living Facility	--	C	--	--	--
Community Centers	P	--	P	P	P
Community Gardens	P	--	P	P	P
Commercial Antennas	--	C	C	C	C
Computer Server Housing Facility	--	--	--	--	--
Convenience Retail	--	P	P	P	P
Day Care Facilities	P	--	P	P	P
Day Spa/Massage Facility	--	--	C	C	C
Delicatessens	--	--	P	P	P
Department store	--	--	--	P	P
Discotheques, Public Dance Halls	--	C	C	C	C
Drive Thru Restaurant	--	C	C	C	C
Drug Store	--	--	P	P	P
Finance, Insurance, Real Estate	--	--	--	P	P
Funeral Homes	--	--	P	P	P
Galleries/Museums	--	--	P	P	P
Governmental (Non-municipal) Uses	--	P	P	P	P
Gun, Ammunition/Weapons Dealers	--	--	--	--	--
Health Club and Gym	--	--	P	P	P
Heavy Retail and Service	--	P	--	--	--
Heliport	--	--	--	--	--
Hotels	--	--	P	P	P
Ice Cream Parlor	--	--	P	P	P
Indoor Recreation	--	P	P	P	P
Industrial Service Facility	--	P	--	--	--
Kennel, Animal Boarding/Sheltering	--	C	C	--	--
Large Format Retail	--	--	--	P	P
Laundromat/Laundrette	--	--	P	P	P
Laundry Facility-Commercial/Wholesale	--	P	P	--	--
Lumberyard	--	P	P	--	--
Manufacturing, Heavy	--	P	--	--	--
Manufacturing, Light	--	P	P	--	--
Manufacturing, Medium	--	P	--	--	--
Massage Parlors	--	--	--	--	--

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Materials Salvage Yards/Junkyards/Dumps	--	--	--	--	--
Meat and Fish Markets	--	C	C	C	C
Mixed/Multiple Permitted Uses on a Lot	--	P	P	P	P
Motor Vehicle service and repair	--	P	P	--	--
Municipal Uses	P	P	P	P	P
Non-nuisance light industrial uses such as trade workshops, service and repair facilities, and arts and crafts studios.	--	P	P	--	--
Offices	--	P	P	P	P
Operation Facilities for Bus/Taxicab/Ambulance	--	P	--	--	--
Outdoor Storage	--	P	--	--	--
Pawn shops	--	--	P	P	P
Personal Service Establishment	--	--	P	P	P
Pest Control Operations	--	C	--	--	--
Philanthropic Institutions providing social services	--	--	P	P	P
Places of Worship	P	--	P	P	P
Primary and Secondary Schools	P	--	P	P	P
Private Clubs, Fraternal Organizations, and offices	--	--	P	P	P
Public Parks, playgrounds, gardens, and open space	P	P	P	P	P
Research and Development	--	P	P	P	P
Restaurant, family	--	--	P	P	P
Restaurant, take-out	--	P	P	P	P
Retail Bakeries	--	--	P	P	P
Self Storage Facility	--	P	P	P	P
Senior Centers	--	--	P	P	P
Sexually Oriented Establishments	--	C	--	--	--
Sign Making, Heavy Printing	--	P	P	--	--
Specialty Retail	--	--	P	P	P
Supermarket	--	--	P	P	P
Taxi/Limousine Parking Staging Facilities	--	P	--	--	--
Theaters - Movie, Cinema, Perf. Arts	--	--	P	P	P

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Through-Window Retail, or Restaurant (other than ice cream parlor)	--	--	--	--	--
Trade Contractor	--	P	P	--	--
Truck Terminal	--	P	--	--	--
Utility (Transformer)	--	P	--	--	--
Variety store	--	--	P	P	P
Veterinarian, Animal Grooming	--	C	C	C	C
Vehicle towing facility	--	P	--	--	--
Warehouse and Distribution	--	P	P	--	--
Waste Transfer Station	--	P	--	--	--
Wholesale Bakeries	--	P	P	--	--
ACCESSORY USES					
Home Occupation (accessory to single and two-family only)	P	--	P	P	P
Home Professional (accessory to single and two-family only)	--	--	P	P	P
Detached or Attached Private Garages	P	P	P	P	P
Outdoor dining (accessory to permitted restaurant only)	P	--	P	P	P
Sheds and other accessory storage structures	P	P	P	P	P
Swimming Pools, private	P	--	P	P	P
Sports Courts, private	P	--	P	P	P

Within areas designated as Open Space, only park and park-related uses are permitted.