

Prime Redevelopment Opportunity



701 Route 46
Kenvil, NJ 07847

Property Highlights

- 3.97 acres for sale in affluent Morris County
- Convenient access with ingress/egress off of Route 46 and Berkshire Valley Road
- In close proximity to I-80, Route 10 and Routes 202/206
- 300,000 industrial / flex warehousing units
- Flexible zoning permits many different uses from retail, light manufacturing, industrial, flex, office and more
- Rare opportunity to own within a supply constrained commercial market
- Active ground up developments underway in close proximity to subject property, including residential and industrial projects

Financials

- Asking price: Upon request
- Taxes: \$24,342.44 (2022)

Traffic Counts

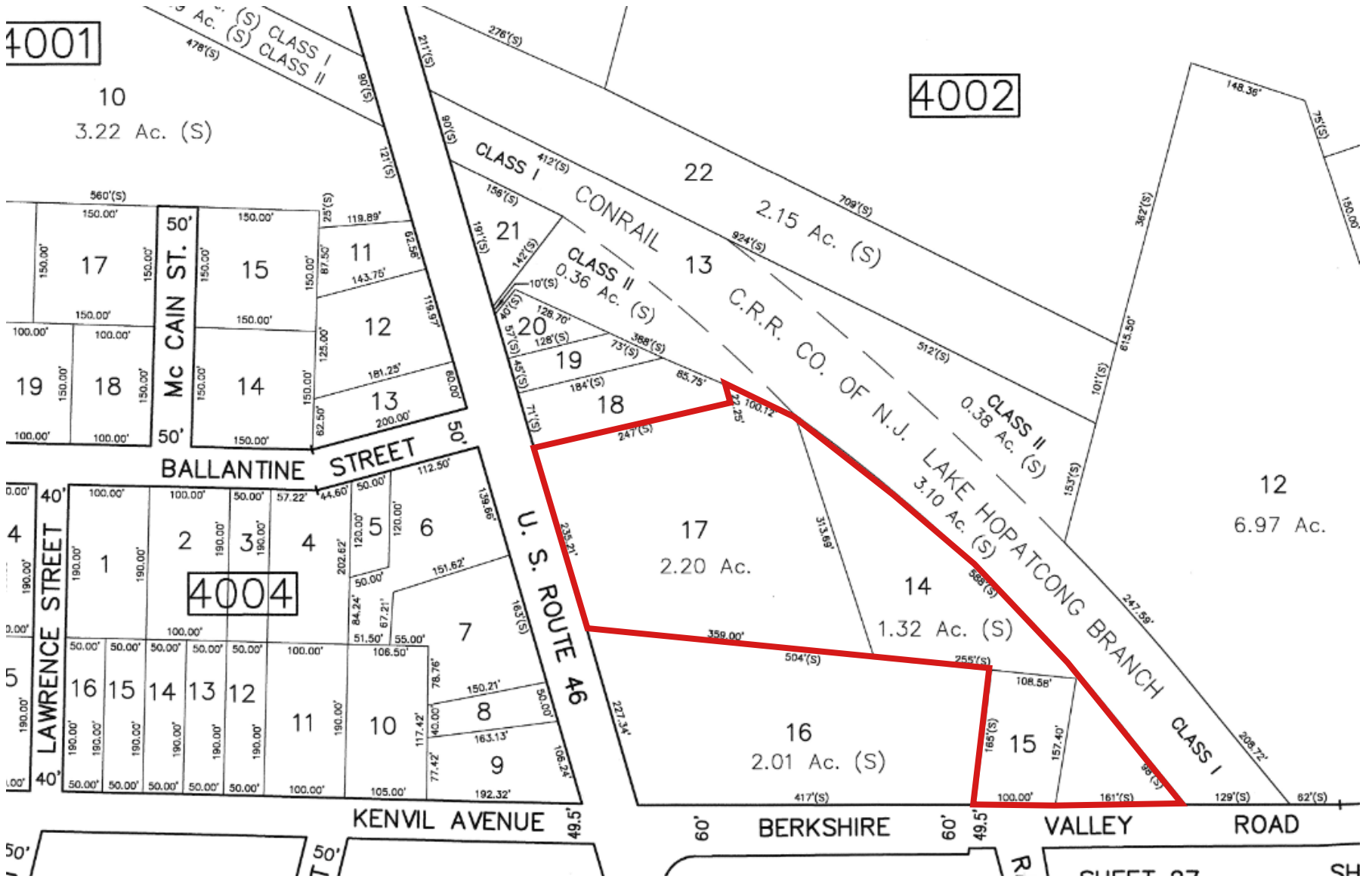
- US Highway 46: 15,997 VPD

Tax map

4001

10
3.22 Ac. (S)

4002



4004

12
6.97 Ac.

KENVIL AVENUE

BERKSHIRE

VALLEY

ROAD



Demographics



38,237
Population



\$109,050
Med. HH Income



17,316
Employees



1,584
Businesses

Demographics taken within 3 miles
Source: ESRI, 2022

