



Retail Property for Sale or Lease

971 Route 10

WHIPPANY, NJ

Available Space: +- 2,400

Lease Rate: \$25.00 PSF NNN

Sale Price: \$1,500,000

Location: Directly on Route 10 near Jefferson Road; in close proximity to Route 287

- Detail:**
- High visibility retail location
 - Signage availability
 - Ample parking in front and behind building
 - Easily accessible
 - Roadside signage
 - Rollup door in back of building
 - High visibility store front windows

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Exclusive Broker

Weichert Commercial
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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.

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Photos



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Zoning

- k. The permitted principal uses in the B-10 Zone District overlay in the I - Industrial Zone District shall be limited to those set forth below.
 - (1) Within the area of the B-10 overlay in the I - Industrial Zone, as depicted on the Zoning Map, the uses permitted by this Article XXXA or the uses permitted in the I - Industrial Zone by Article XXXIV shall be permitted; provided, however, that the permitted uses in any development shall be limited to those uses permitted in only one of the two zones.
 - (2) Any development within the B-10 overlay area for uses permitted in the B-10 Zone, but not permitted in the I - Industrial Zone, shall be subject to the applicable regulations in this Article XXXA.
 - (3) Any development within the B-10 overlay area for uses permitted in the I - Industrial Zone, but not permitted in the B-10 Zone, shall be subject to the applicable regulations in the I - Industrial Zone District in Article XXXIV.
 - (4) Any development within the B-10 overlay area for uses permitted in both the B-10 and the I - Industrial Zone Districts shall be subject to either the regulations of this Article XXXA or the regulations in Article XXXIV, at the developer's option; provided, however, that any such development shall be subject to the regulations of only one of the two zones.
- l. The permitted principal uses in the B-10 Zone District shall be limited to those set forth below. When provided, the number in parentheses following the uses listed below refers to the code number assigned by the North American Industry Classification System (NAICS), 2017 edition, and such use shall be defined as described in the text of that document, available online at <http://www.census.gov/eos/www/naics/>. The following list is subject to any applicable use limitations set forth in this chapter:
 - (1) Retail trade uses, limited to:
 - (a) Motor vehicle and parts dealers, limited to:
 - [1] New car dealers (441110), including used car dealers when an accessory use to a new car dealer on the same premises.
 - [2] Motorcycle, atv, and all other motor vehicle dealers (441228).
 - [3] Automotive parts and accessories stores (441310).
 - [4] Tire dealers (441320), but excluding motor vehicle repair or maintenance establishments regulated as a conditional use.
 - (b) Furniture and home furnishings stores (442).
 - (c) Electronics and appliance stores (443).
 - (d) Building material and garden equipment and supplies dealers (444).

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Key Facts

