

1050 US-46

Ledgewood/Roxbury NJ

30,000 SF Building (*Divisible*) Flex/Retail/Warehouse **For Lease**



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Property Aerial & Specs

Property Information

- 30,000 SF Building (Divisible)
- Flex | Retail | Warehouse
- 3 Loading Docks
- 2 Drive-ins
- Vacant - available immediately
- Located on US Highway Route 46 which intersects with and provides easy access to Route 10 and I-80
- Traffic count on US-46 & Howard Blvd: 16,338 vehicles per day



Ledgewood Plaza
Shopping Mall

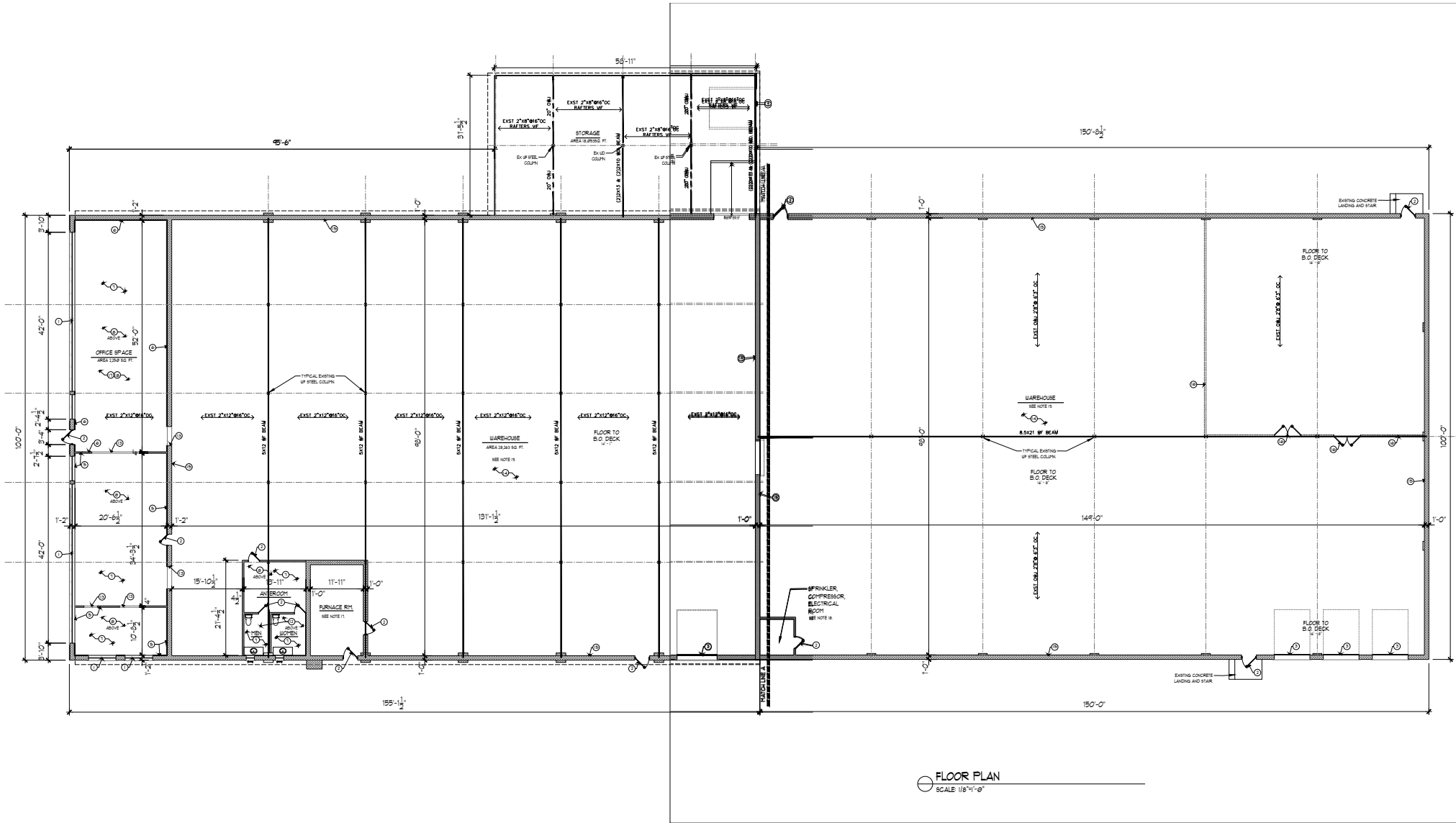


INQUIRE FOR PRICING

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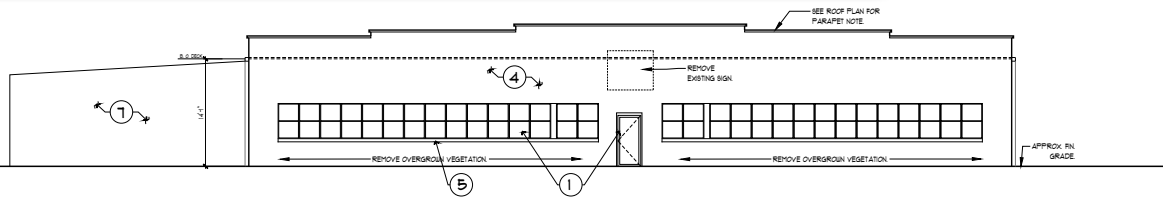
Floor Plan



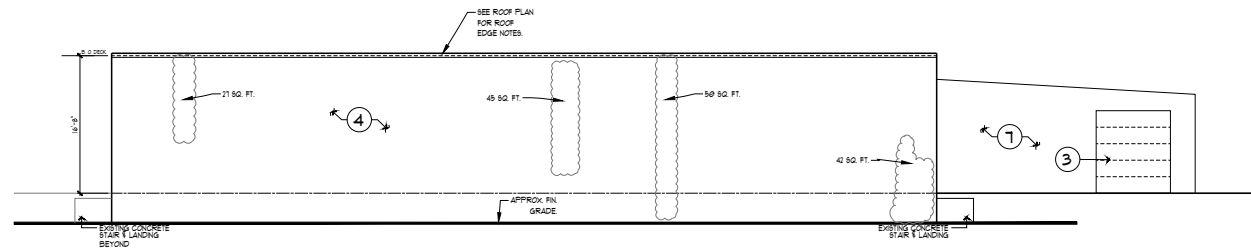
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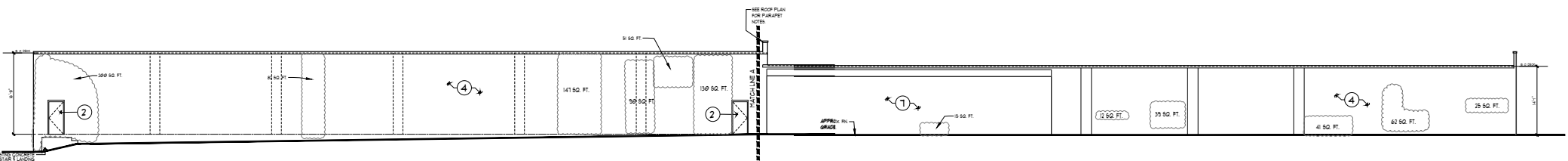
Elevation Plans



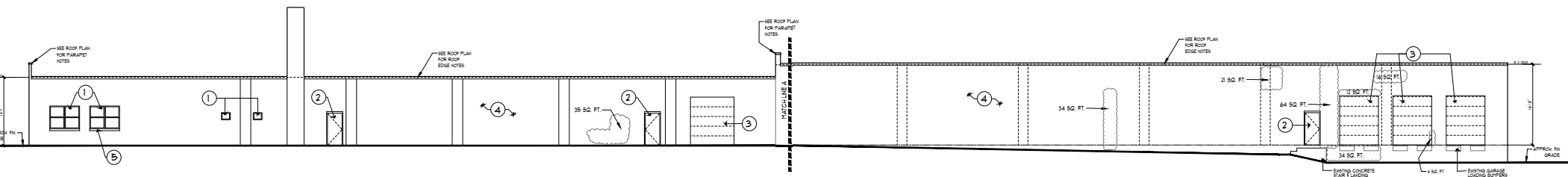
FRONT ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"

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Aerial Map



Easy Access to Route 10 and I-80

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Zoning Map & Information

B-1 LIMITED BUSINESS DISTRICT - The district is designated for retail and service type businesses compatible with nearby residential uses.

Principal Uses:

1. Retail and service business, excluding theaters, cinemas, garden centers and plant nurseries.
2. Business and professional offices.
3. Banks and financial institutions.
4. Restaurants, excluding drive-thru facilities.
5. Taverns and bars.
6. Child care centers as governed by C. 40:55D-66.6 of the Municipal Land Use Law.
7. Essential services.

Accessory Uses.

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

Conditional Uses.

1. Institutional uses.
2. Residential apartments located on the second floor in a building containing a retail store or service establishment on the first floor. Not more than two family units shall be permitted in any one structure and one additional family unit can be added for each additional three thousand five hundred (3,500) square feet of lot area in excess of the required ten thousand (10,000) square feet. The maximum number of family units on any lot shall not exceed five. A minimum of fifty (50%) percent of these units shall meet the requirements and objectives set forth in Section 13-7.826 to create additional apartments for low and moderate income units within the Township of Roxbury. Of these affordable units, one-half shall be set aside for low income and one-half shall be set aside for moderate income units. Low and moderate units constructed pursuant to this Section shall be rental units and shall be subject to the affordability controls found in Section 13-7.826 for a period of not less than 30 years. Except as otherwise noted above, such apartments shall meet the following criteria:
 - (a) Minimum floor area for accessory dwelling units:
 - (1) Efficiency units: 450 square feet.
 - (2) One-bedroom units: 600 square feet.
 - (3) Two-bedroom units: 750 square feet.
 - (4) Three-or-more bedroom units: 880 square feet. Bedroom mix for multiple dwelling unit buildings shall be in accordance with Section 13-7.826.
 - (b) The dwelling units shall be a complete and independent living area containing a living/sleeping area with a kitchen and complete sanitary facilities for the exclusive use of its occupants. It shall consist of not less than two (2) rooms, one (1) of which shall be a full bathroom.
 - (c) The dwelling unit may only be developed in combination with a permitted nonresidential use which must be the primary use of the structure.
 - (d) No dwelling unit may be located on the ground floor, basement or attic area.
 - (e) For each dwelling unit, there shall be provided at least one (1) off-street parking space in addition to the parking requirement otherwise specified in



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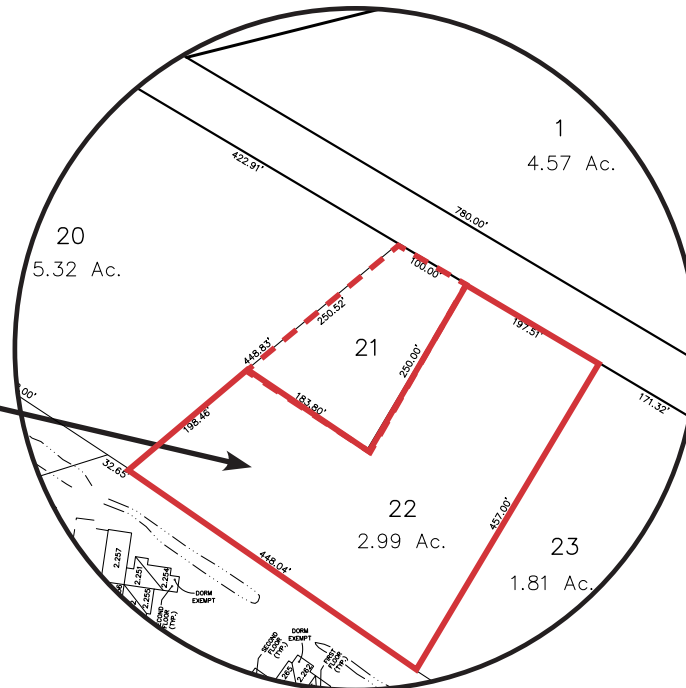
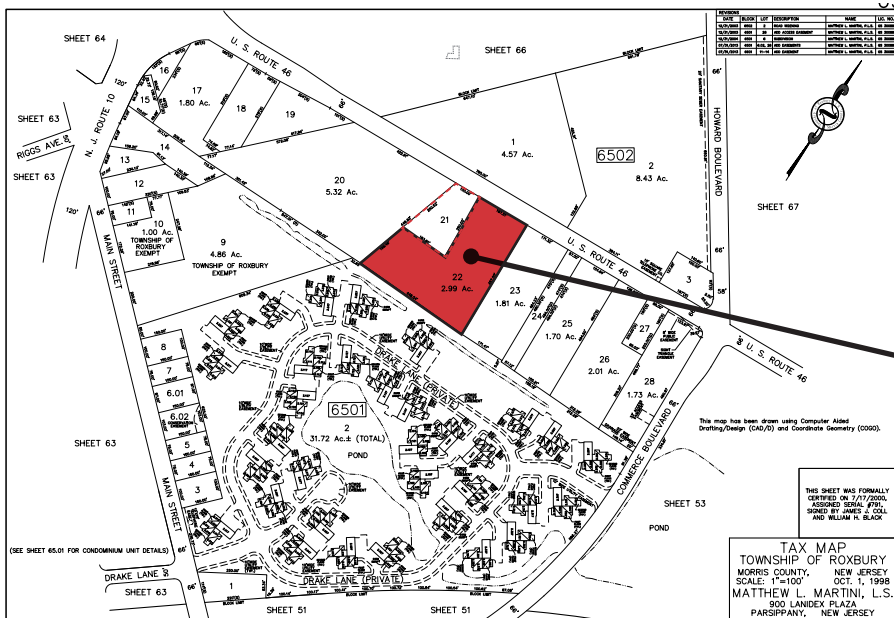
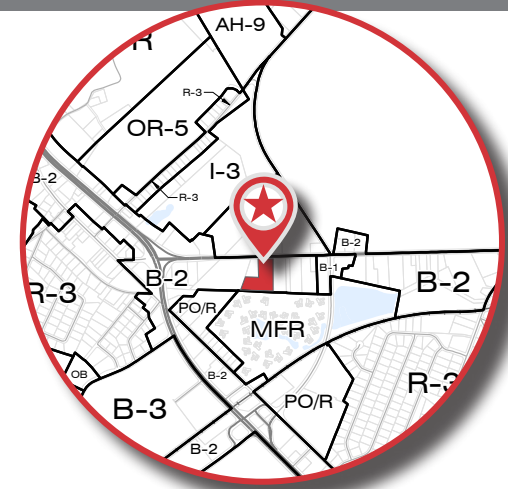
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Zoning Map & Info and Tax Map

Section 13-8.701 having direct and unrestricted driveway access and not blocked by any other parking space.
 (f) No directly contiguous nonresidential use shall be permitted on the same floor with a residential use.
 (g) The residential portion of any structure shall have a separate entrance upon a street either directly or via an unobstructed passageway.

Area, Yard and Building Requirements

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width at setback: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum front yard setback: 35 feet.
5. Minimum rear yard setback: (a) Principal building: 20 feet; (b) Accessory building: 20 feet.
6. Minimum side yard setback: (a) Principal building: 10 feet; (b) Accessory building: 10 feet.
7. Maximum building height: 2 stories and not more than 28 feet.
8. Maximum floor area ratio: .20.
9. Maximum impervious coverage: sixty (60%) percent.
10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.



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