



10 OLD LEDGEWOOD RD., NJ 07836 | ±1.27 ACRES FOR SALE

INQUIRE FOR INFORMATION

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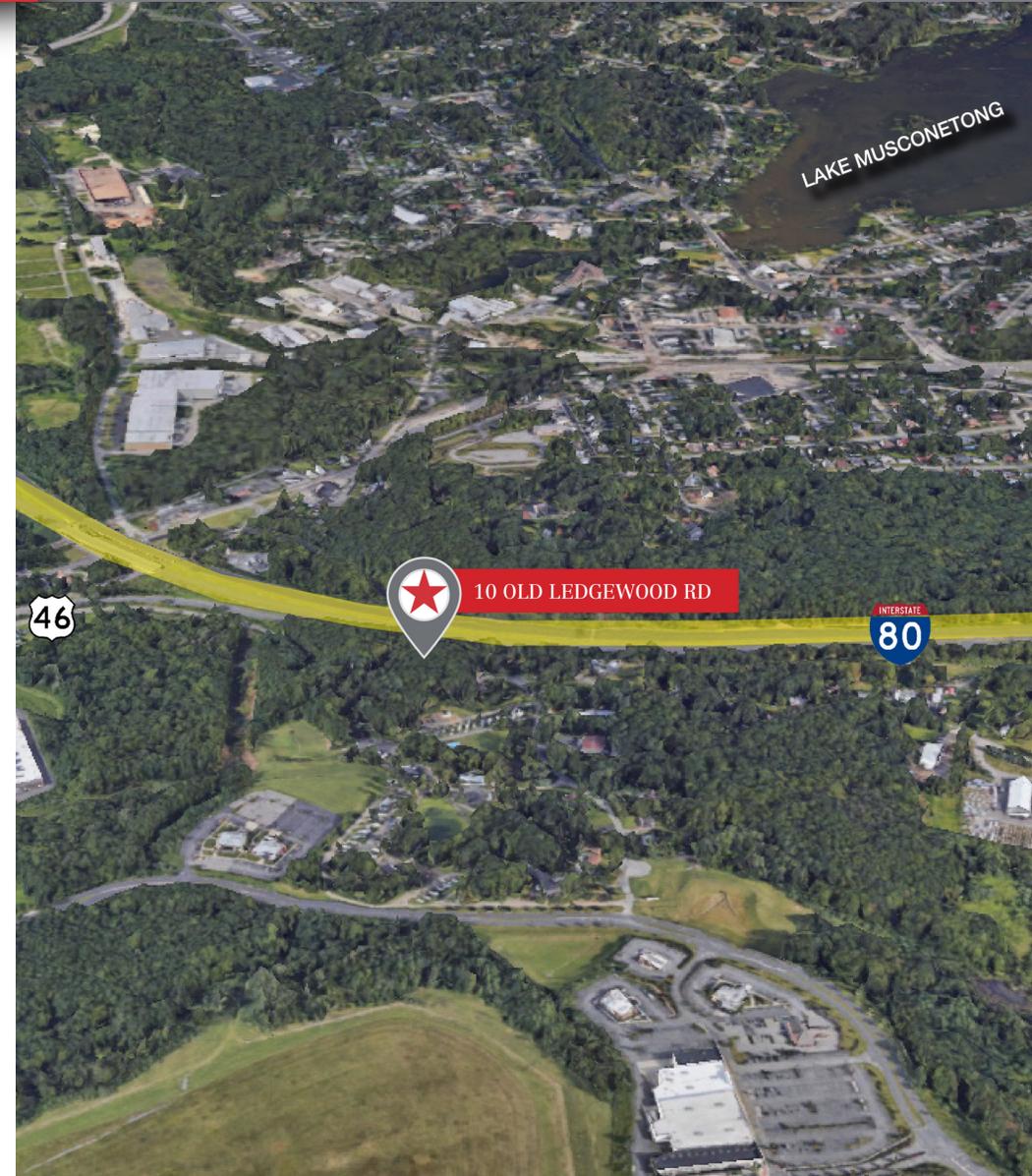
PROPERTY HIGHLIGHTS

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- ±1.27 Acre Development Site
- No wetlands on site
- Owner willing to sell subject to approvals
- Irregular corner parcel providing strong exposure
- Zoned L-I – Light Industrial (flexible commercial and employment uses permitted)
- Ideal for office, R&D, assembly, warehouse, lodging or commercial development
- Excellent visibility from Interstate 80 Eastbound

LOCATION HIGHLIGHTS

- Direct access to I-80 and Route 206 and within less than 1 mile
- 20 miles to the Pennsylvania border
- 35 miles to Newark Liberty International Airport & Port Newark/Elizabeth
- 39 miles to the George Washington Bridge
- 40 miles to New York City
- 48 miles to Connecticut via the Mario M. Cuomo Bridge
- Located within Morris County's growing commercial corridor
- Access to strong regional demographics with 80,000+ residents within five miles and average household incomes exceeding \$150,000

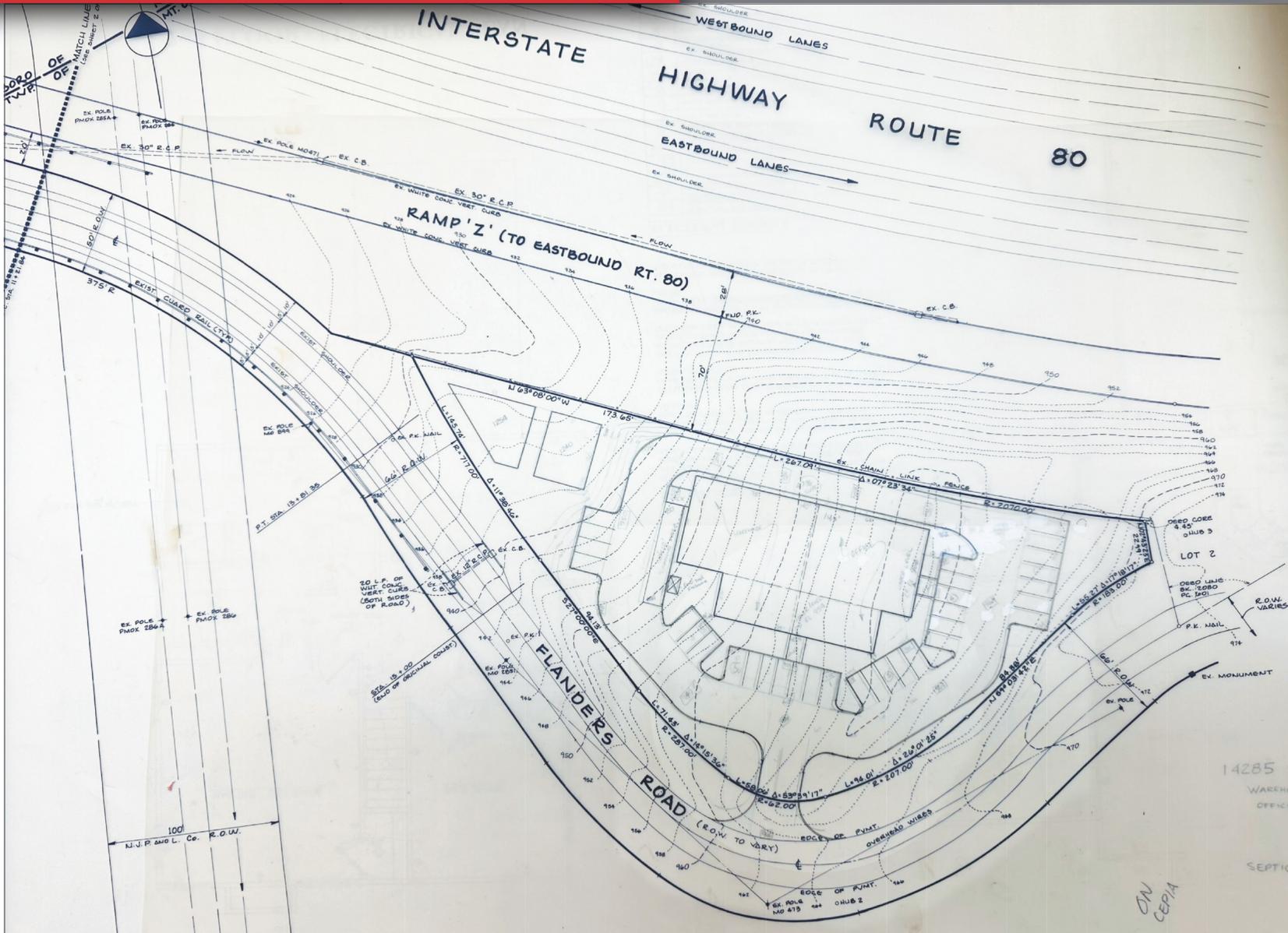


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SITE PLAN



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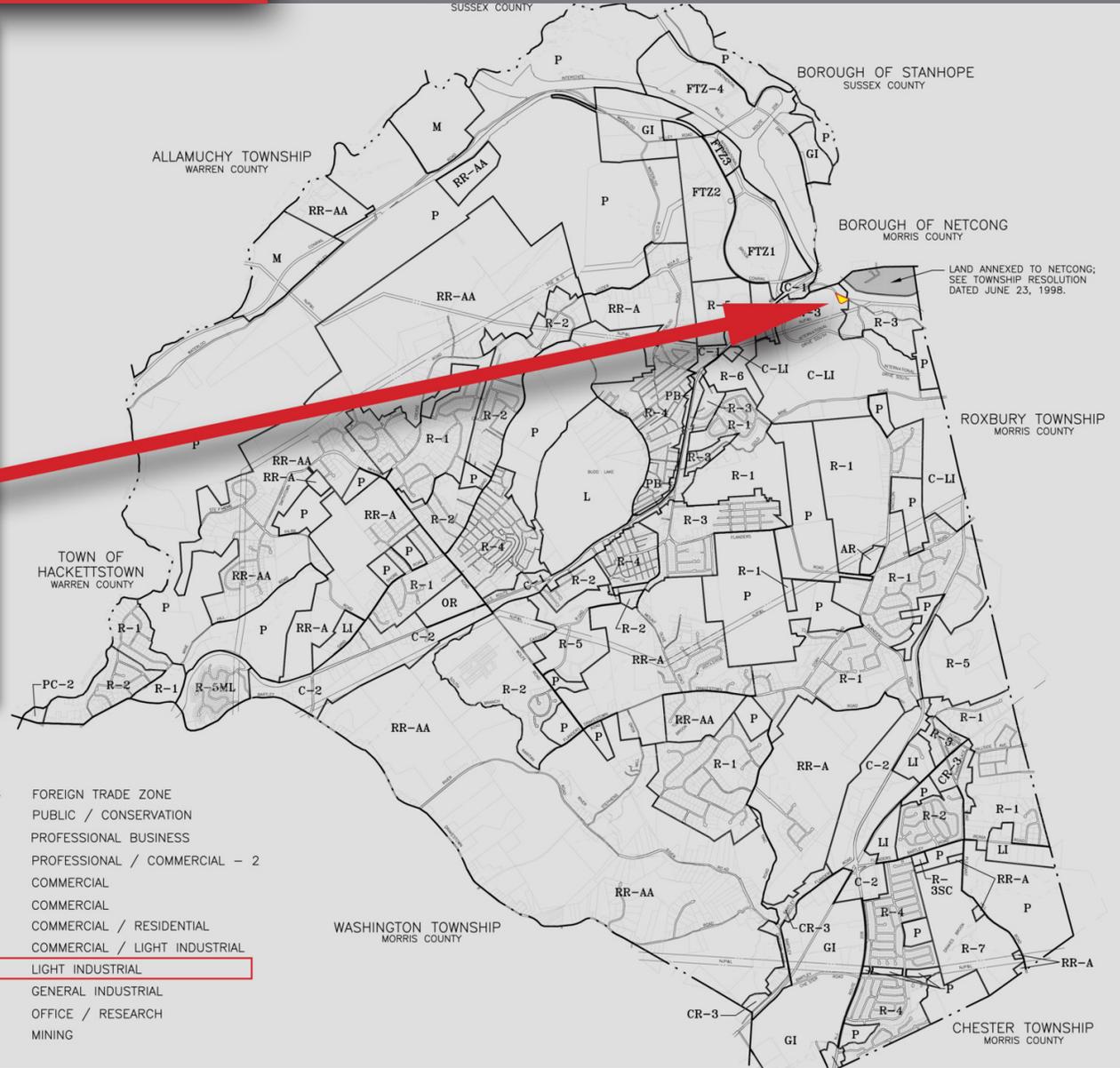
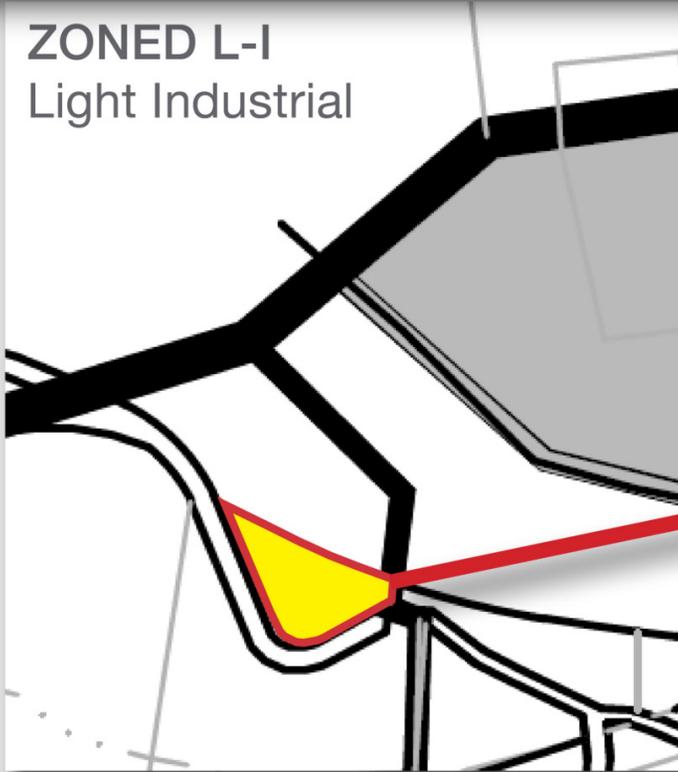
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ZONING MAP/INFORMATION

ZONED L-1 Light Industrial



ZONING LEGEND

AR	ACTIVE RECREATION
RR-AA	RURAL RESIDENTIAL / AGRICULTURAL 1 DU/5 ACRES
RR-A	RURAL RESIDENTIAL 1 DU/3 ACRES
R-1	RESIDENTIAL 1 DU/1 ACRE
R-2	RESIDENTIAL 2 DU/1 ACRE
R-3	RESIDENTIAL 3 DU/1 ACRE
R-3SC	RESIDENTIAL / SENIOR CITIZEN
R-4	RESIDENTIAL 4 DU/1 ACRE
R-5	RESIDENTIAL MULTI-FAMILY
R-5/ML	RESIDENTIAL MULTI-FAMILY/MT. LAUREL
R-6	RESIDENTIAL / AGE RESTRICTED / INCLUSIONARY RESIDENTIAL
R-7	RESIDENTIAL / ACTIVE ADULT / INCLUSIONARY HOUSING
L	LAKE

FTZ-1-4	FOREIGN TRADE ZONE
P	PUBLIC / CONSERVATION
PB	PROFESSIONAL BUSINESS
PC-2	PROFESSIONAL / COMMERCIAL - 2
C-1	COMMERCIAL
C-2	COMMERCIAL
C-3	COMMERCIAL / RESIDENTIAL
C-LI	COMMERCIAL / LIGHT INDUSTRIAL
L-1	LIGHT INDUSTRIAL
GI	GENERAL INDUSTRIAL
OR	OFFICE / RESEARCH
M	MINING



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ZONING INFORMATION

L-I: LIGHT INDUSTRIAL DISTRICT

The purpose of this district is to create development opportunities in recognition of the need for employment centers while orienting the uses to major highways for ease of access.

(1) Permitted principal uses shall be as follows:

- (a) Offices and office buildings.
- (b) Research laboratories or other experimental testing or research establishments, such as product development, but not to include the processing of raw materials, except as incidental to the basic research purpose.
- (c) The assembly of products. [Amended 3-23-1999 by Ord. No. 7-99]
- (d) Utilities, but not including commercial radio and communications towers.
- (e) Lumberyards.
- (f) Airports.
- (g) Motels and hotels.
- (h) Public uses.
- (i) Antennas for wireless telecommunications services. [Added 10-27-2009 by Ord. No. 22-2009]

(2) Permitted accessory uses shall be as follows:

- (a) Parking areas, loading areas, trash and garbage collection areas.
- (b) Warehousing, shipping and receiving.
- (c) Other uses customarily associated with the above uses, provided that such accessory uses are subordinate to the principal use, do not change the character of the principal use and serve only the principal use.

(3) Conditional uses shall be as follows:

- (a) Radio and communications towers.

(4) Conditional use standards shall be as follows:

- (a) For communications towers for radio, pager and cell phone transmission, the minimum lot area of the district shall apply. The maximum height of a tower, excluding antenna(s), shall be 150 feet. A minimum distance equal to twice the height of the tower shall be maintained between the base of the tower and a residential district or residential use. All equipment buildings/structures must be screened with year-round landscaping, berms, fencing or suitable materials subject to the approving authority.
- (b) Billboards in accordance with the standards set forth in § 550-95H. [Added 7-25-2017 by Ord. No. 17-2017]

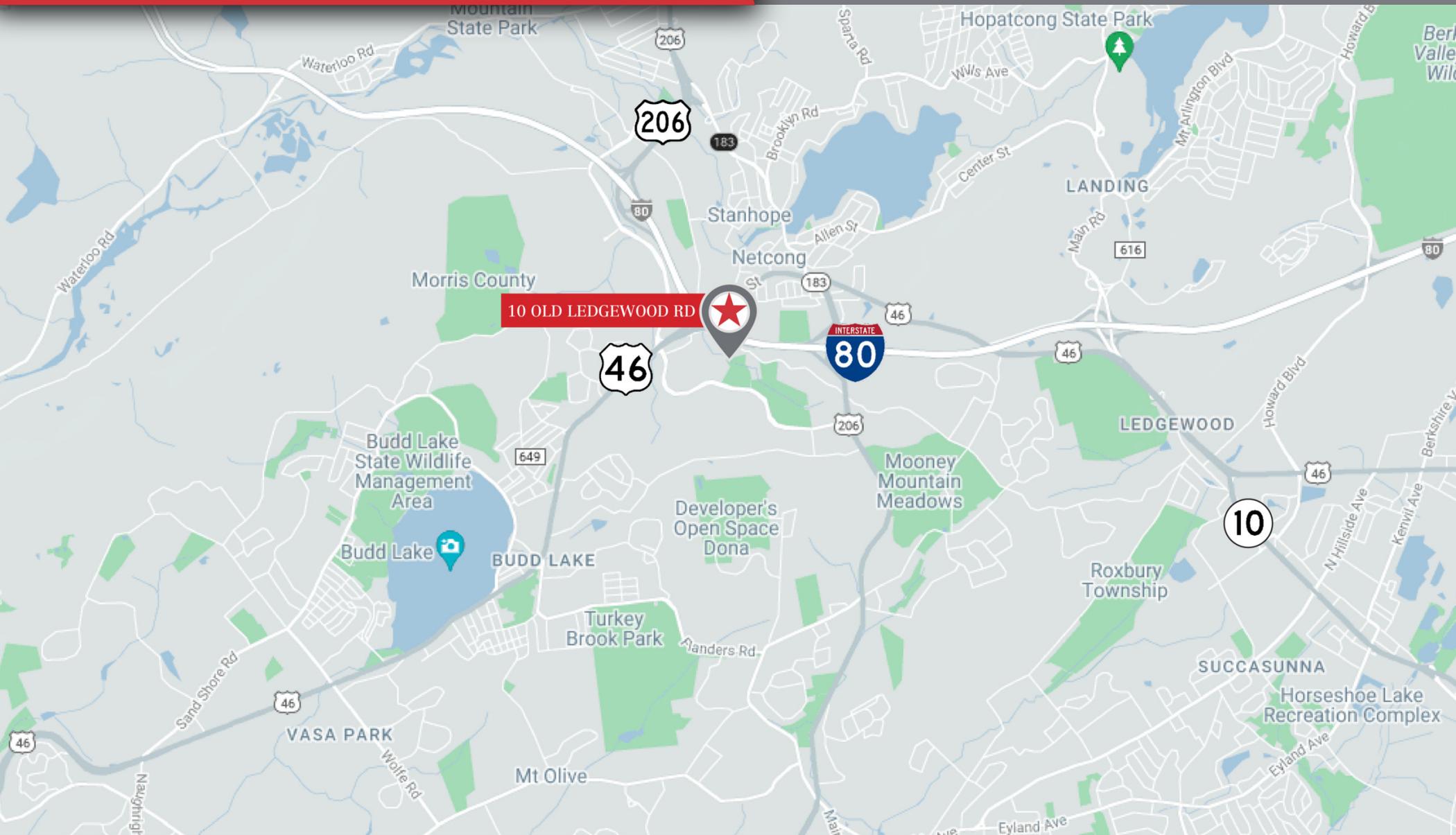


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REGIONAL MAP



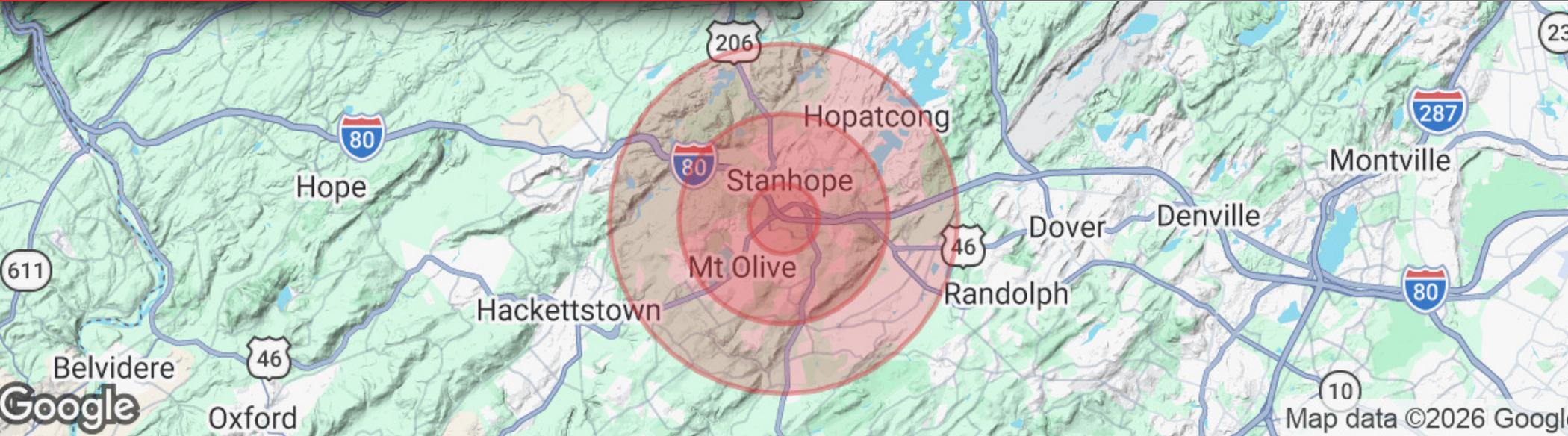
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,001	32,252	80,190
Average Age	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,715	12,547	31,099
Average HH Income	\$115,006	\$148,427	\$152,328
Average House Value	\$515,846	\$482,945	\$473,067

Demographics data derived from AlphaMap



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