

# 275 Morristown Road

Gillette/Long Hill Twp, NJ

Sale/Leaseback  
**8,636 SF**  
Industrial/Flex Building



Aerial Bird's Eye View

## INQUIRE FOR PRICING

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### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Tenant Representation • Cold Storage • Investment Services

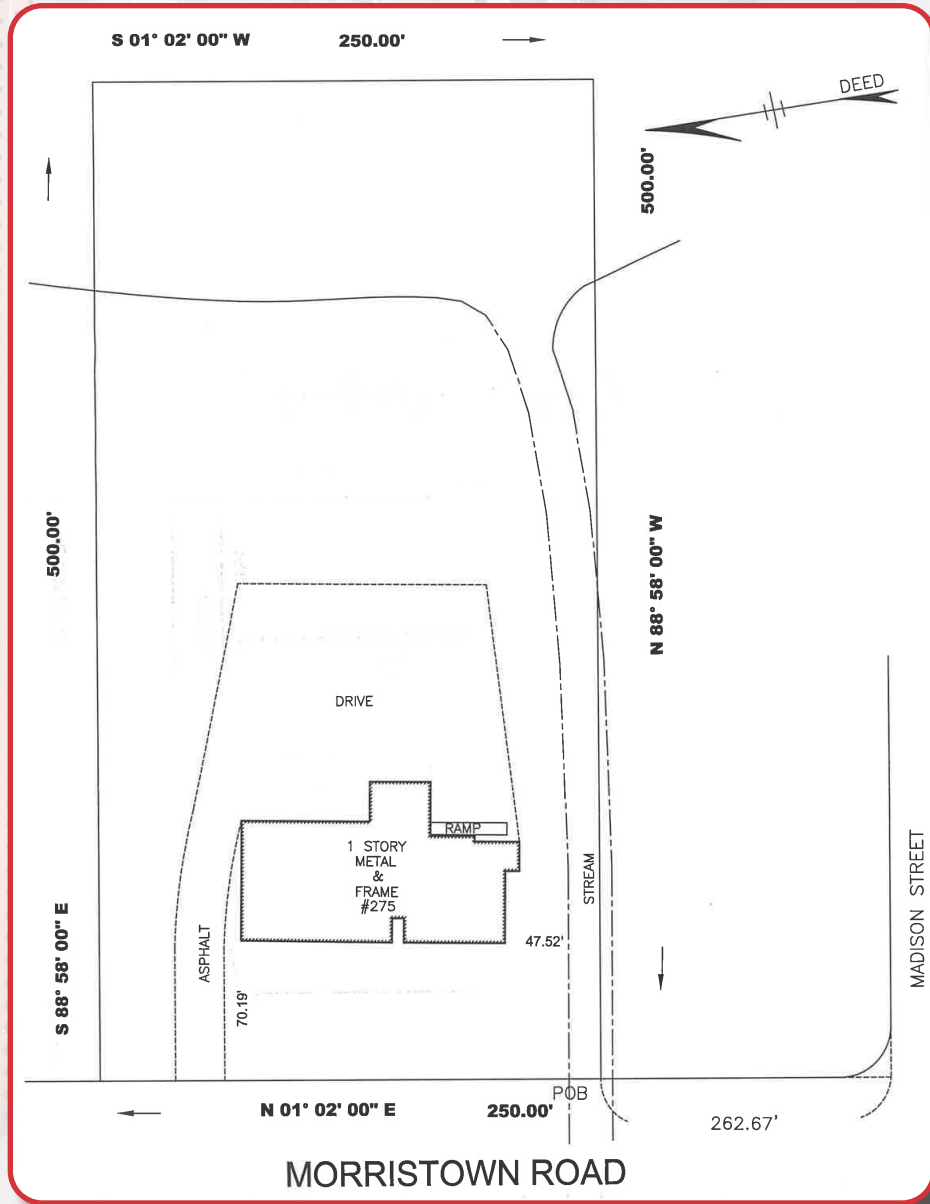
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# Property Survey & Information

# 275 Morristown Road

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## Sale/Leaseback Information

- 8,636 SF building with mezzanine office space
- Lot Size: 2.87 acres
- 2 loading docks
  - 1 trailer-high
  - 1 smaller in height (like a UPS truck)
- 2 restrooms + 1 decommissioned restroom
- Power is 240 amps; 3 phase
- Concrete flooring
- Majority of the building is on stilts to prevent flooding
- Taxes (2023): \$1.86 PSF
- Current tenant, Engineered Plastic Products, Inc., has a triple net lease (5-year term with 5-year option) paying \$90,000 per year in rent.

## NOTES:

This property is in an AE flood zone with 1% SFHA. The building sits on stilts to prevent flooding.

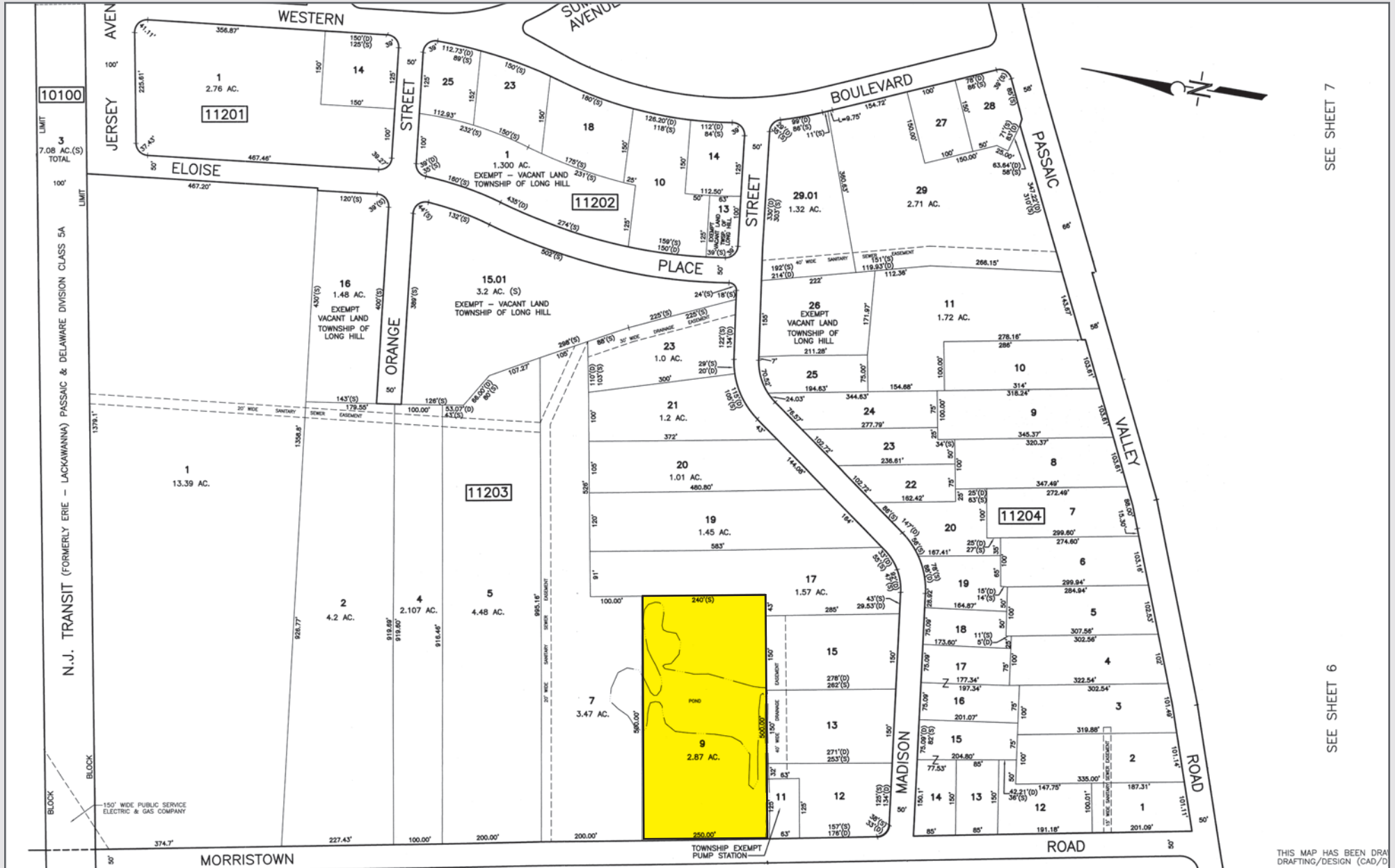












SEE SHEET 7

SEE SHEET 6

THIS MAP HAS BEEN DRA...  
DRAFTING/DESIGN (CAD/D)







# C - Conservation Zone Use Regulations

275 Morristown Road  
Gillette/Long Hill Twp, NJ

## Permitted Primary Uses

1. Single family detached residences with no more than one (1) roomer or boarder per residence.
2. Farms and agricultural uses limited to the growing and harvesting of forage, sod, grain, seed, tree, fruit and vegetable crops. For the purposes of this subsection, "farm and agricultural uses" shall specifically not include the production, keeping or maintenance of dairy animals and products; livestock and livestock products; poultry and poultry products; and greenhouses, nurseries and similar uses.

## Permitted Accessory Uses

1. Signs;
2. Parking facilities;
3. Swimming pools, in accordance with Section 124.5;
4. Home offices, in accordance with Section 124.9;
5. Accessory apartments, in accordance with Sections 124.2 and 124.3;
6. Senior suites, in accordance with Section 124.S;
7. Family day care homes, in accordance with the home office Provisions specified in Section 124.9;
8. Satellite earth station antennas, in accordance with Section 124.6;
9. Farmstands on lots occupied by permitted farm or agricultural uses and provided that no farmstand structure shall exceed three hundred (300) square feet in area;
10. Keeping of horses, dairy animals, livestock and poultry, in accordance with Section 124. 10;
11. Community open space;
12. Other accessory uses customarily incidental to a permitted primary use.

## Permitted Conditional Uses

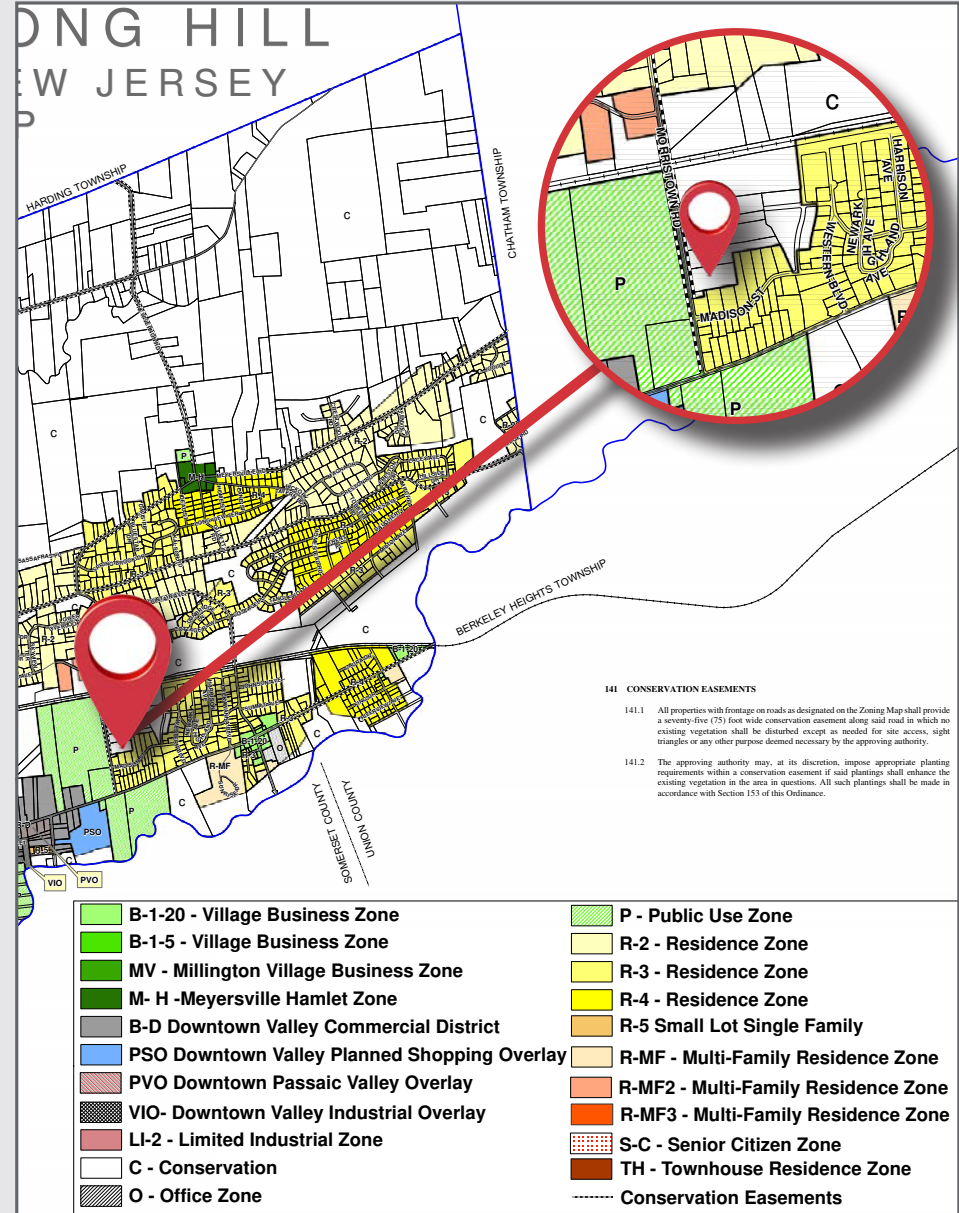
1. Public utilities.

## Prohibited Uses

All uses not specifically permitted by this Ordinance are expressly prohibited.

The following uses are specifically prohibited in all zone districts of the Township.

- a. Auction markets and flea markets unless conducted by Township organizations and authorized by the Township Committee;
- b. Automobile lubrication, repair and service uses;
- c. Automobile sales and rental uses;
- d. Automobile service stations;
- e. Automobile tire service centers;
- f. Bars;
- g. Billboards;
- h. Bowling alleys;
- i. Car washes;
- j. Chemical manufacturing and processing;
- k. Coffee roasting and processing uses;
- l. Commercial picnic groves and carnivals, except as temporary uses by Township organizations and authorized by the Township Committee;
- m.



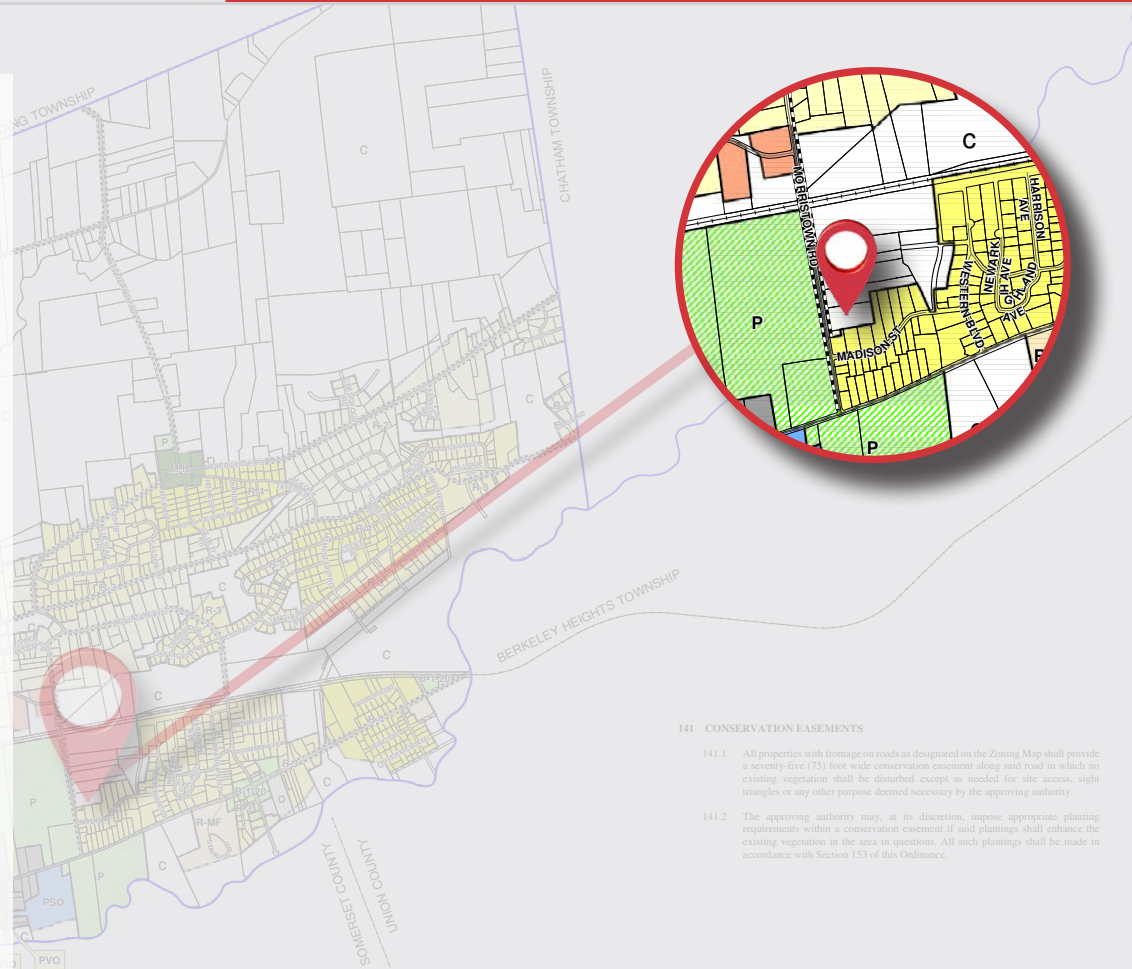


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





















## ZONING MAP

Fast food restaurants; n. Golf driving ranges, miniature golf and related outdoor golf uses; o. Hazardous material storage and use beyond that customarily and legally permitted by a permitted primary use; p. Hospitals; q. Hotels and motels; r. Incineration uses and other uses principally involved with burning; s. Junkyards, automobile wrecking or disassembly yards or the sorting or bailing of scrap metal, paper, rags, rubbish or other scrap or waste materials, except in Township recycling centers; t. Liquor stores; u. Lumberyards, and lumber and wood production uses including sawmills, planing mills and similar uses; v. Manufacturing of stone, clay, glass and concrete products; w. Mink farms, fox farms and commercial piggeries; x. Movie theaters; y. Multifamily residential uses; z. Nightclubs and dance halls; aa. Outdoor recreation and amusement uses; bb. Outdoor storage or display of any products, goods, equipment or other material unless specifically permitted by this Ordinance; cc. Parking decks above and below the ground; dd. Petroleum refining uses, including the production and processing of paving and roofing materials and similar uses; ee. Plastic resin production; ff. Primary metal uses, including steel works, blast furnaces, foundries, electroplating and similar uses; gg. Rubber manufacturing, including the production of tires, inner tubes, foot wear, seals, hoses, belts and similar products; hh. Self-storage facilities; ii. Sludge treatment facility; jj. Storage of petroleum or its derivatives except when stored in underground tanks for use on the premises and not in excess of forty thousand (40,000) gallons of fuel oil or twenty thousand (20,000) gallons of gasoline or kerosene; kk. Storage yards; ll. Trailers used as dwellings or for storage or for commercial activities, except that trailers may be used as accessory buildings for storage or office use at construction sites in accordance with the provisions of Section 107.2.



### 141 CONSERVATION EASEMENTS

- 141.1 All properties with frontage on roads as designated on the Zoning Map shall provide a seventy-five (75) foot wide conservation easement along said road in which no existing vegetation shall be disturbed except as needed for site access, sight triangles or any other purpose deemed necessary by the approving authority.
- 141.2 The approving authority may, at its discretion, impose appropriate planting requirements within a conservation easement if said plantings shall enhance the existing vegetation in the area in question. All such plantings shall be made in accordance with Section 153 of this Ordinance.

 B-1-20 - Village Business Zone	 P - Public Use Zone
 B-1-5 - Village Business Zone	 R-2 - Residence Zone
 MV - Millington Village Business Zone	 R-3 - Residence Zone
 M- H - Meyersville Hamlet Zone	 R-4 - Residence Zone
 B-D Downtown Valley Commercial District	 R-5 Small Lot Single Family
 PSO Downtown Valley Planned Shopping Overlay	 R-MF - Multi-Family Residence Zone
 PVO Downtown Passaic Valley Overlay	 R-MF2 - Multi-Family Residence Zone
 VIO- Downtown Valley Industrial Overlay	 R-MF3 - Multi-Family Residence Zone
 LI-2 - Limited Industrial Zone	 S-C - Senior Citizen Zone
 C - Conservation	 TH - Townhouse Residence Zone
 O - Office Zone	 Conservation Easements



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