



# For Sale

## Owner Occupant Opportunity

**2 Russo Place & 50 Locust Ave  
Berkeley Heights, Union County  
New Jersey 07922**

### PROPERTY DESCRIPTION

Unique owner-user opportunity well-maintained single-story light industrial/flex building totaling 11,500 SF on 1.30 acres, plus 0.69 contiguous undeveloped acres offering expansion. Situated approximately 2 miles from Berkeley Heights Exit 41 of I-78, providing quick access to major highways, regional markets, and workforce. Additionally, the sites are less than 30 minutes from Newark Liberty International Airport (16.5 mi) and Newark Penn Station (17.4 Mi)

### OFFERING PRICE

\$3,999,000 all cash payable upon closing

### FINANCIALS

Upon Receipt of Confidentially Agreement

### ZONING

LI: Light Industrial Zone (See Attached)

### TAXES

2 Russo Place: \$40,634.43 (2025)

50 Locust Ave: \$6,073.38 (2025)

### UTILITIES

Electric: Jersey Central Power & Light Co.

Natural Gas: Public Service Electric and Gas Co.

Water: NJ American - Passaic

Sewer Service: Berkeley Heights Water Pollution Control Plant



Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

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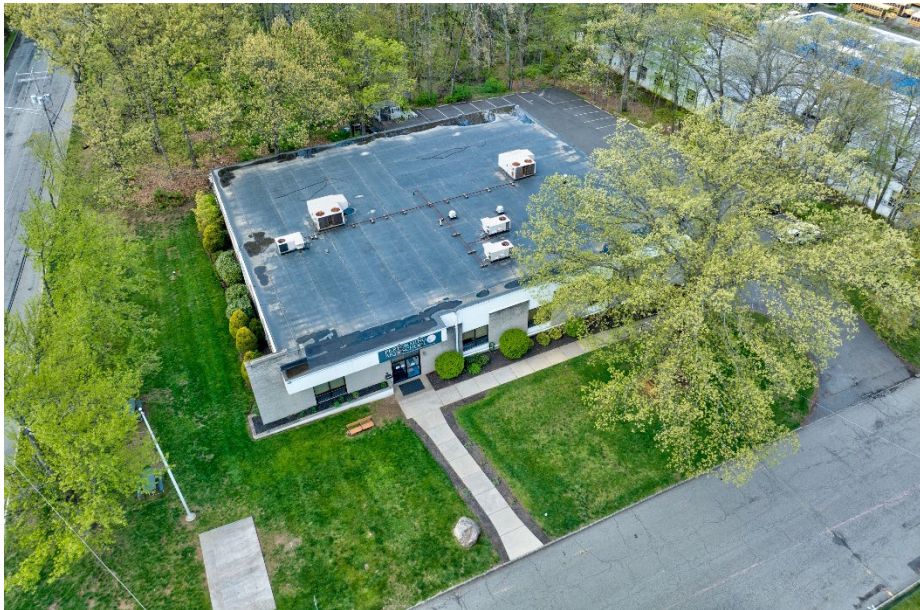
**Brian S. Silbert**  
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**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

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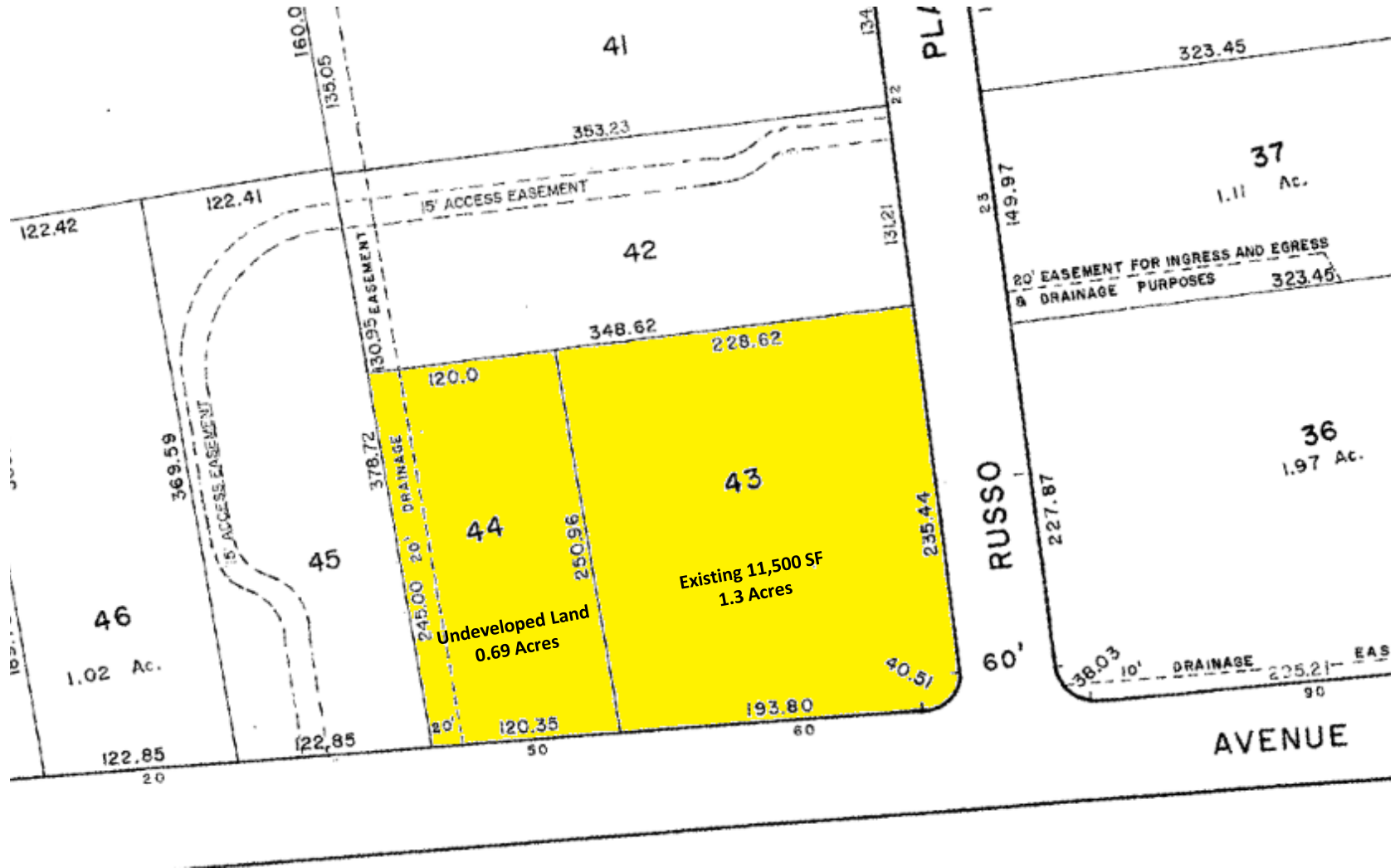


# EXTERIOR PHOTOS





# TAX MAP



**Second Floor Plan Details:**

- Top Row:** Elec. Closet, Classroom 4 (AREA = 253 SF), Studio 5 (AREA = 107 SF), Studio 6 (AREA = 107 SF), Studio 7 (AREA = 107 SF), Studio 8 (AREA = 107 SF), Studio 9 (AREA = 107 SF), Studio 10 (AREA = 107 SF), Studio 11 (AREA = 107 SF), MT Storage.
- Left Column:** Classroom 3 (AREA = 226 SF), Studio 2 (CLASSROOM 121), Studio 1 (AREA = 118 SF), Exec. Director (AREA = 121 SF, OFFICE 103), Admin. Office (AREA = 181 SF), Waiting Room (WAITING AREA 102).
- Center:** Performance Hall (AREA = 1709 SF, 32' 8" x 56' 6").
- Right Column:** Dance Room (AREA = 514 SF), Vocal Room 16 (AR), Studio 17 (AREA = 100 SF), Studio 18 (AREA = 102 SF), Studio 19, Studio 20, Piano Lab 21 (AREA = 241 SF).
- Bottom Section:** Early Childhood Classroom (CLASSROOM 104), Kitchen (AREA = 233 SF), Operations/MT (AREA = 227 SF), Library/Conference (AREA = 61 SF), Education/Finance (AREA = 172 SF), Marketing (AREA = 172 SF), Development (AREA = 170 SF).
- Other Rooms:** Storage (AREA = 132 SF), Recording Studio, Classroom 140, Classroom 120, Classroom 121, Classroom 122, Classroom 123, Classroom 124, Classroom 125, Classroom 126, Classroom 127, Classroom 128, Classroom 129, Classroom 130, Classroom 131, Classroom 132, Classroom 133, Classroom 134, Classroom 135, Classroom 136, Classroom 137, Classroom 138, Classroom 139, Classroom 140, Classroom 141, Classroom 142, Classroom 143, Classroom 144, Classroom 145, Classroom 146, Classroom 147, Classroom 148, Classroom 149, Classroom 150, Classroom 151, Classroom 152, Classroom 153, Classroom 154, Classroom 155, Classroom 156, Classroom 157, Classroom 158, Classroom 159, Classroom 160, Classroom 161, Classroom 162, Classroom 163, Classroom 164, Classroom 165, Classroom 166, Classroom 167, Classroom 168, Classroom 169, Classroom 170, Classroom 171, Classroom 172, Classroom 173, Classroom 174, Classroom 175, Classroom 176, Classroom 177, Classroom 178, Classroom 179, Classroom 180, Classroom 181, Classroom 182, Classroom 183, Classroom 184, Classroom 185, Classroom 186, Classroom 187, Classroom 188, Classroom 189, Classroom 190, Classroom 191, Classroom 192, Classroom 193, Classroom 194, Classroom 195, Classroom 196, Classroom 197, Classroom 198, Classroom 199, Classroom 200.



# MAJOR TRANSPORTATION AERIAL





# ZONING: LIGHT INDUSTRIAL ZONE

## Section 6.3.6 LI: Light Industrial Zone

### A. Permitted Principal Uses:

#### 1. Light industry:

- a. The manufacture of light machinery, comprising any of the following: small machine parts, such as for cash registers, sewing machines, typewriters, calculators and other office machines;
- b. The fabrication of light metal products comprising any of the following: baby carriages, bicycles, metal furniture, musical instruments, sheet metal products, and toys;
- c. The fabrication of paper products, comprising any of the following: bags, books, bookbinding, boxes and packaging materials, and office supplies;
- d. The fabrication of wood products, comprising of the following: boats, boxes, cabinets and woodworking, furniture, toys;
- e. The retail processing of food;
- f. The manufacturing of electronic products, jewelry, sporting goods; and
- g. Distribution centers, warehouses and storehouses.
- h. Sports Complex and Sports/Fitness Equipment Sales
- i. Comprehensive Wellness Center including but not limited to Spa and beauty services, Chiropractic Care, Yoga, Physical/Sports Therapy, etc.
- j. Professional Offices

#### 2. **All uses permitted in OR Zone. (See additional pages)**

### B. Permitted Accessory Uses:

#### 1. Signs.

#### 2. Storage buildings appropriately screened from public view.

#### 3. A Dish Antenna provided it:

- a. Conforms to the rear and side yard setback requirements;
- b. Is not in the front yard or between the street line and a line drawn at the front facade of the principal building extended to the sidelines of the property;
- c. Has reflectors no larger than sixteen (16) feet in diameter; and
- d. Does not exceed twenty (20) feet in height at the highest point of the structure in any position.
- e. NO ROOF INSTALLATIONS ARE PERMITTED.

### C. Conditional Uses:

#### 1. Public utility uses.

#### 2. Parking of School Buses and Commercial Vehicles

### D. Height, Area, and Bulk Requirements:

#### 1. See Schedule of General Regulations.

# ZONING: OFFICE AND RESEARCH ZONES

## Section 6.3.5 OR and OR-B: Office and Research Zones

- A. Permitted Principal Uses:
    - 1. Office buildings for executive, engineering or administrative purposes.
    - 2. Scientific, engineering or research laboratories devoted to research, design or experimentation and processing and fabricating incidental thereto providing no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to said laboratory research, design or experimentation conducted on said premises.
    - 3. Municipal buildings, parks, playgrounds and other governmental uses.
    - 4. Places of worship including parish homes and religious school buildings.
    - 5. Schools or other educational institutions including playgrounds and accessory buildings.
    - 6. In the OR-B Zone (but not the OR Zone), the following shall also be Permitted Principal Uses:
      - a. Hotels. Hotels in the OR-B Zone shall not be subject to the Conditional Use Standards set forth in Section 7.1.5.C.4.
      - b. Fitness Centers.
  - B. Permitted Accessory Uses:
    - 1. Signs.
    - 2. Storage buildings appropriately screened from public view.
    - 3. Food service facilities for on premises consumption only, recreation, educational and training facilities, barber and beauty services, sundry shops (not to exceed a maximum of seven hundred fifty (750) square feet in area), banks, post office services, health facilities, travel agents, and similar convenience shops, provided such services or facilities are neither available to nor advertised to the general public and are restricted to use by tenant employees, trainees and authorized visitors to the main office or laboratory facilities and are restricted to the site.
- This restriction shall not apply to such uses located within Hotels or Fitness Centers. Such facilities and uses located within Hotels or Fitness Centers shall be considered part of the permitted Hotel or Fitness Center uses and may be provided to the general public as well as members and guests of the subject facilities.
- 4. A Dish Antenna provided it:
    - a. Conforms to the rear and side yard setback requirements;
    - b. Is not in the front yard or between the street line and a line drawn at the front facade of the principal building extended to the side lines of the property;
    - c. Has reflectors no larger than sixteen (16) feet in diameter; and
    - d. Does not exceed twenty (20) feet in height at the highest point of the structure in any position.
  - 5. Parking decks in the OR-B Zone accessory to a permitted principal use on the same lot.
  - 6. Swimming pools in the OR-B Zone and Structures used in conjunction therewith. Swimming pools and such Structures, whether deemed Accessory Uses or Permitted Principal Uses, shall be exempt from the regulations set forth in Section 3.1.1.B.4 and Section 3.1.7 of the Township Zoning Ordinance, the Swimming Pool Ordinance referenced therein, or any other Township swimming pool regulations.
- C. Conditional Uses:
    - 1. Public utility uses
    - 2. Parking decks
    - 3. Comprehensive Medical Care Facilities
  - D. Height, Area and Bulk Requirements:
    - 1. See Schedule of General Regulations.

(Ord. No. 8-07, § 1(c), 3-27-2007; Ord. No. 27-2017, § 4, 10-10-2017; Ord. No. 2-2021, § 1, 3-2-2021)

# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	24,530
Median HH Income	\$175,786
Average HH Income	\$226,312
Median Age	42.7
Total Households	8,578
Daytime Population	31,922

## 3 Mile Radius

Population	52,776
Median HH Income	\$163,953
Average HH Income	\$218,497
Median Age	42.0
Total Households	18,632
Daytime Population	50,707

## 5 Mile Radius

Population	193,762
Median HH Income	\$146,632
Average HH Income	\$197,371
Median Age	39.9
Total Households	65,946
Daytime Population	142,211

