

For Sale/Lease
11.22 Acres
Will Build to Suit
(Divisible)



11.22 acres
All utilities available

Edge Rd & Industrial Ave

Alpha, NJ

Property Features

- 11.22 acres (divisible)
- More land available
- Frontage on two roads
- Asking \$70,000 per acre

For more information:

Sig Schorr

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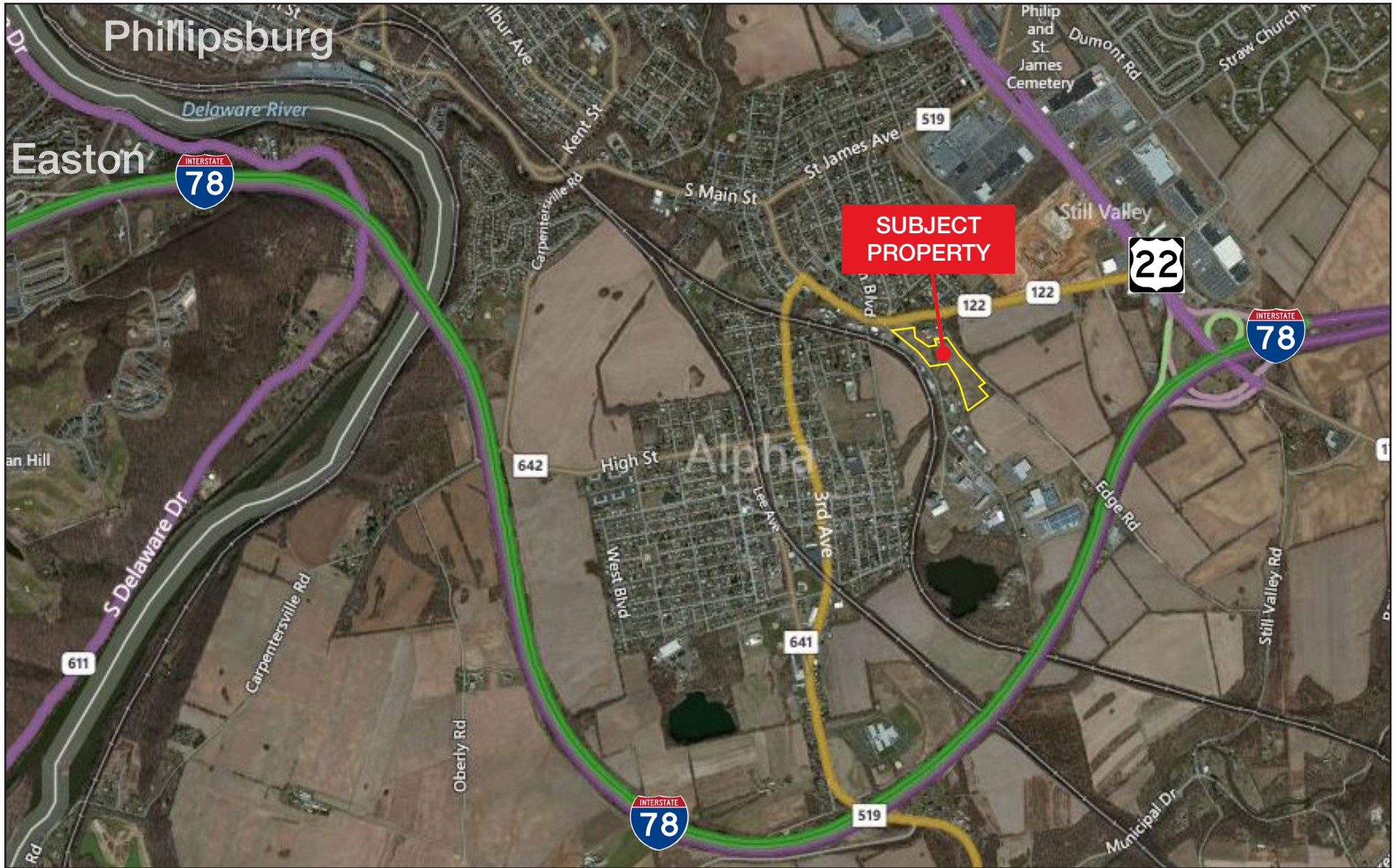


235 Moore Street
Hackensack, NJ 07601
201 488 5800

1140 Parsippany Boulevard
Parsippany, NJ 07054
973 463 1011

naihanson.com

Aerial



Zoning & Tax Map

Edge Rd/Industrial Ave
Alpha, NJ

§ 410-20. I Industrial Zone.

A. Permitted principal uses. This zone is intended for the following uses conducted entirely within the confines of buildings, provided that they do not exceed the limitations imposed by the performance standards hereinafter set forth in this article:

1. Processes of manufacturing, fabrication, packaging, treatment or conversion of product, including the following:
 - a. Printing, publishing and binding.
 - b. Monument works for the creation and sale of inscribed stone or the combination of raw materials for memorial or aesthetic features.
 - c. Bottling, packing and packaging facilities.
 - d. Manufacture and distribution of concrete, clay and brick products.
2. Scientific or research laboratories devoted to research, design and/or experimentation and processing and fabricating incidental thereto.
3. Office buildings for business, professional, executive and administrative purposes.
4. Farms, including horticultural uses and commercial greenhouses.
5. Public buildings and uses.
6. Warehouses and wholesale distribution centers, including truck terminals for the purpose of handling freight from one truck or rail car to another.
7. Commercial and industrial sales and service, including:
 - a. General construction contracting yard and office.
 - b. Truck sales and servicing; the storage, repair, servicing and sales of over-the-road vehicles and related equipment, provided that all repair and painting work shall be performed within an enclosed building.
 - c. Building material sales.
 - d. Trades. Such uses shall include plumbing, wood and metal, welding, electrical, cabinet and furniture shops.
 - e. Recycling collection and transfer center. Materials to be collected shall be of the same general character and composition as the following materials: paper, cardboard, aluminum, glass, tin, copper and plastics.
8. Public utility uses.
9. Adult bookstores and/or gift stores and adult motion-picture theaters, only upon receipt of a conditional use permit, and provided that all applicable requirements of this chapter are met, together with any other requirements deemed necessary by the Planning Board.

B. Permitted accessory uses. The following accessory uses are permitted in the Industrial Zone:

1. Off-street parking in accordance with Article VI.
2. Signs in accordance with Article VII.
3. Private garage and storage buildings which are necessary to store any vehicles, equipment or materials on the premises.
4. Accessory buildings and structures normally incident to and subordinate to the principal use.
5. Outdoor storage of materials associated with the use, provided that all outdoor storage shall be in the side and rear yards only and shall, at a minimum, be enclosed with a solid fence eight feet in height with a lockable gate to secure the area from unauthorized access.

