

Land Available | Sale/Lease

7 Acres Land-Zoned Retail

14 Simpson Road

COLUMBIA / KNOWLTON TWP., NJ

INQUIRE FOR PRICING



PROPERTY OVERVIEW

7 Acres of Commercial Land. Ideal location for retail/service/hospitality lodging at the I-80 Interchanges.

PROPERTY HIGHLIGHTS

- **Available:** Block: 12; Lot: 11 | No Wetlands
- **Zoning: C-2 Commercial Zone.** Permitted uses include agricultural uses, restaurants, banks and financial institutions, retail sales and services, hotels, business and professional offices, shopping centers and child care centers.

Maximum height permitted is 4 stories or 45 feet for hotels, motels and conference centers with an impervious coverage of 50% and 3 stories or 45 feet for all other permitted uses with an impervious coverage of 60%. The maximum floor area ratio is 15% for hotels, motels and conference centers and 20% for all other permitted uses.

- **Utilities:** City Sewer, Well Water & Electric
- **Location:** Just east of Exit 4A off Interstate 80 West and only minutes to the Delaware Water Gap/Pennsylvania.



FOR MORE INFORMATION

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NAI James E. Hanson

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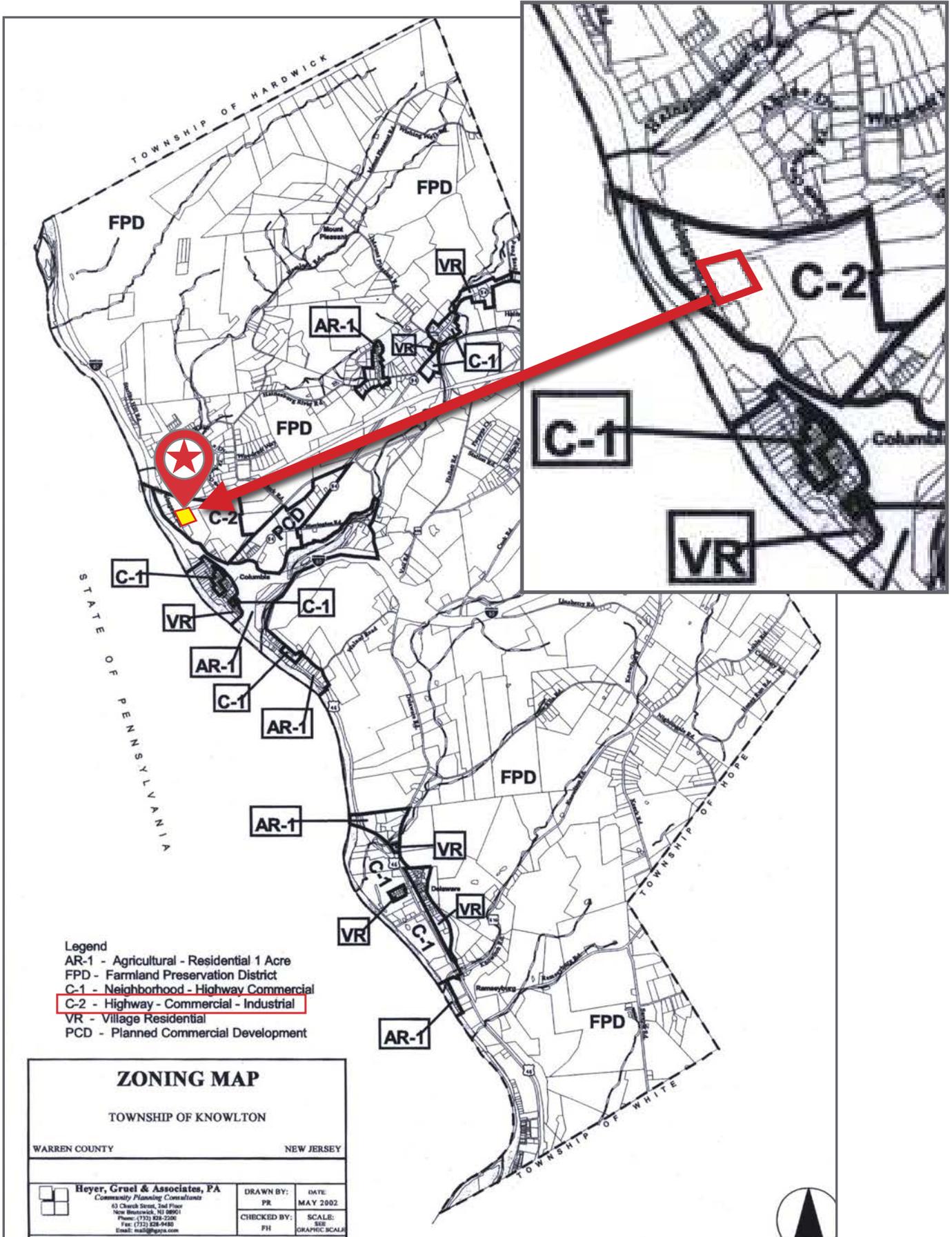
SERVICES OFFERED

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

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

ZONING MAP

14 Simpson Road
COLUMBIA / KNOWLTON TWP., NJ



RETAIL MAP

14 Simpson Road
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REGIONAL MAP

14 Simpson Road
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