

10

Old Ledgewood Road
MOUNT OLIVE, NJ



FOR SALE
1.27 ACRES

Sig Schorr, Senior Vice President

973 463 1011 x177 • sschorr@naihanson.com

FOLLOW US! | NJ Offices: Teterboro | Parsippany | naihanson.com | **Member of NAI Global with 325+ Offices Worldwide**

SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • 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

FEATURES

10 Old Ledgewood Road
MOUNT OLIVE, NJ

GREAT INVESTMENT OPPORTUNITY!

Property Features

- Highly visible site from Route 80 Eastbound
- Less than one mile from full interchange of Route 80 and Route 206
- No wetlands
- Generous zoning
- Owner will sell subject to approvals

Distance to

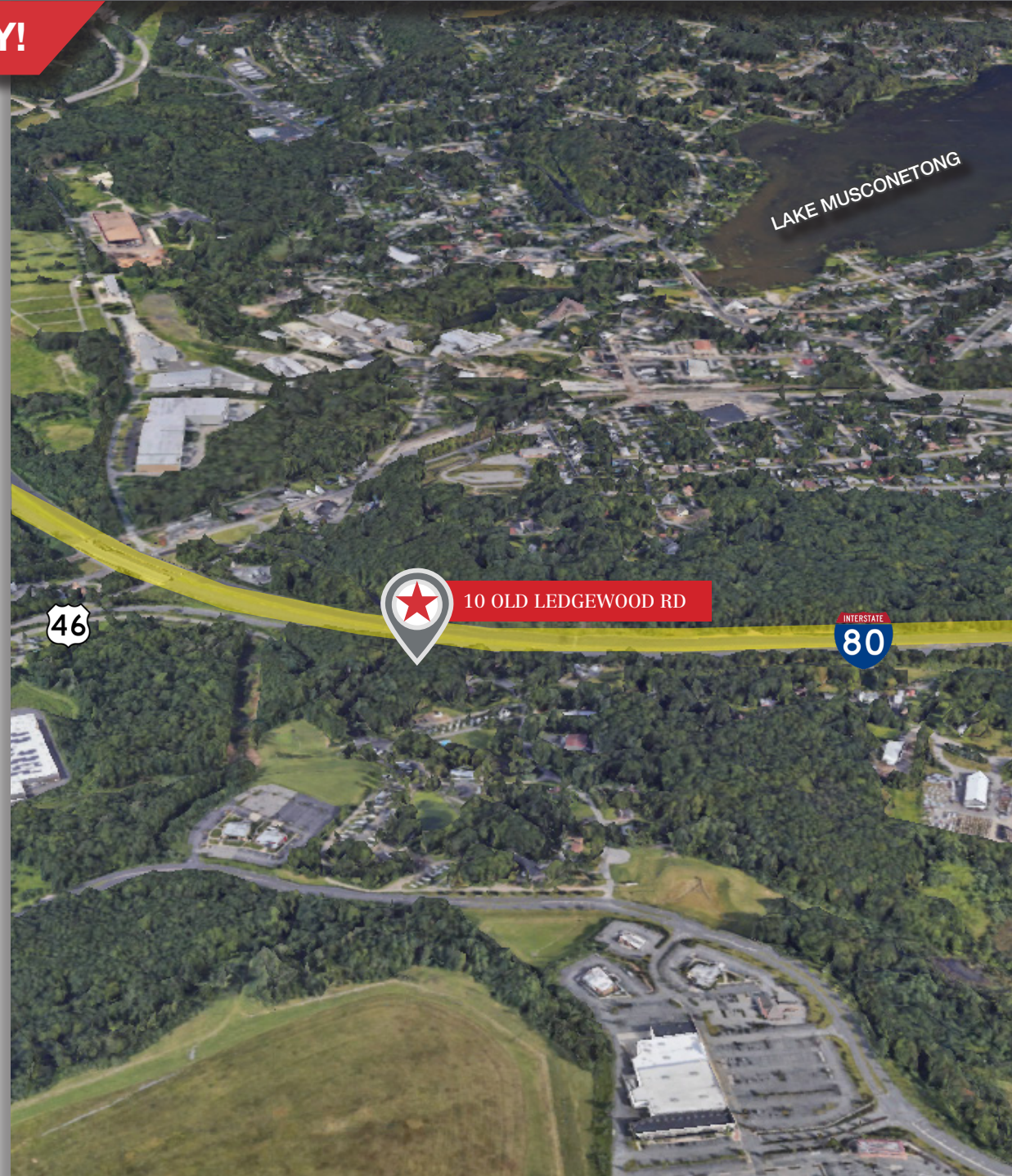
20 Miles to the Pennsylvania Border

35 Miles to Newark Liberty International Airport & Port Elizabeth

39 Miles to the George Washington Bridge

40 Miles to New York City

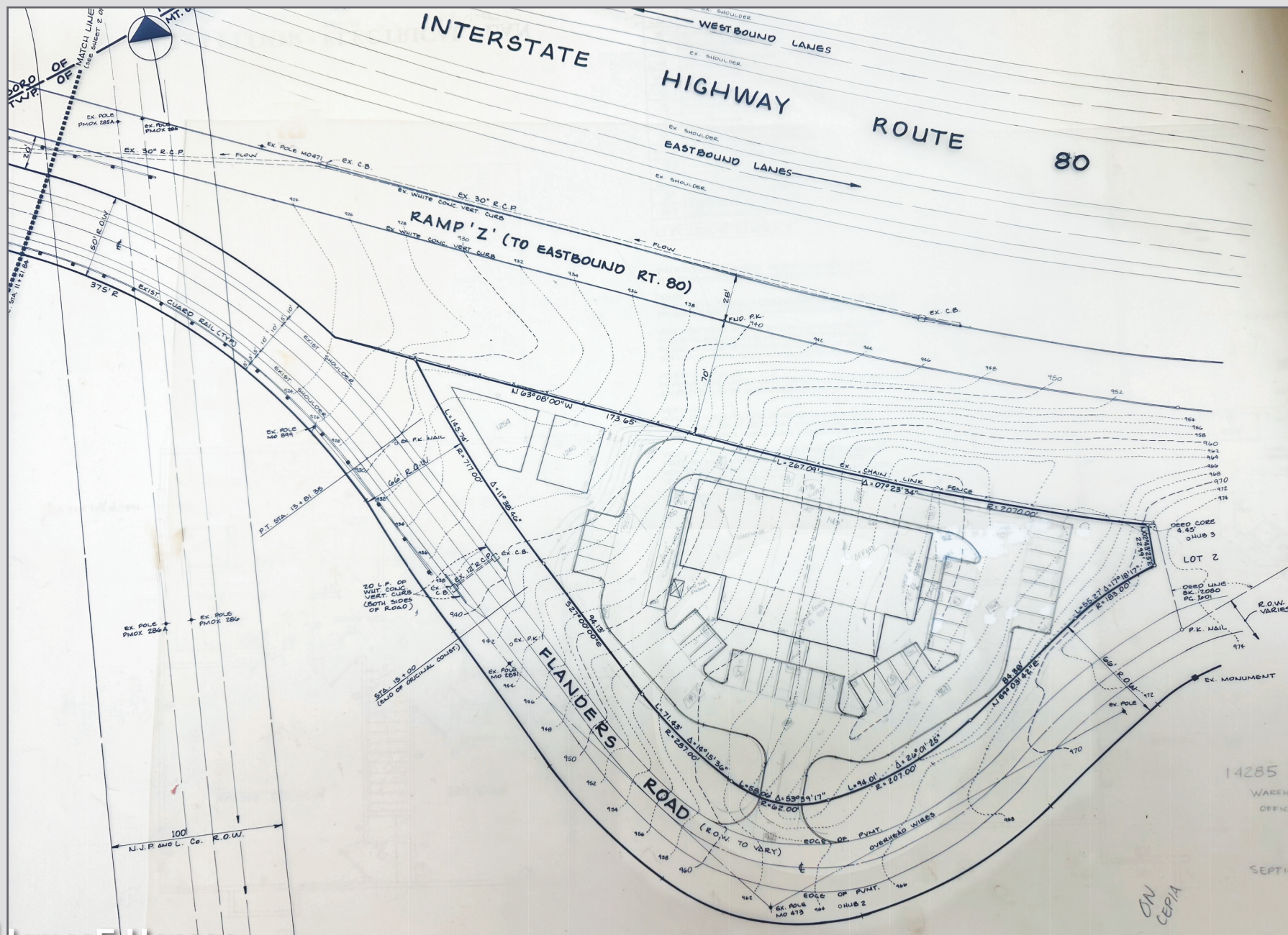
48 Miles to Connecticut via the Governor Mario M. Cuomo Bridge



SITE PLAN

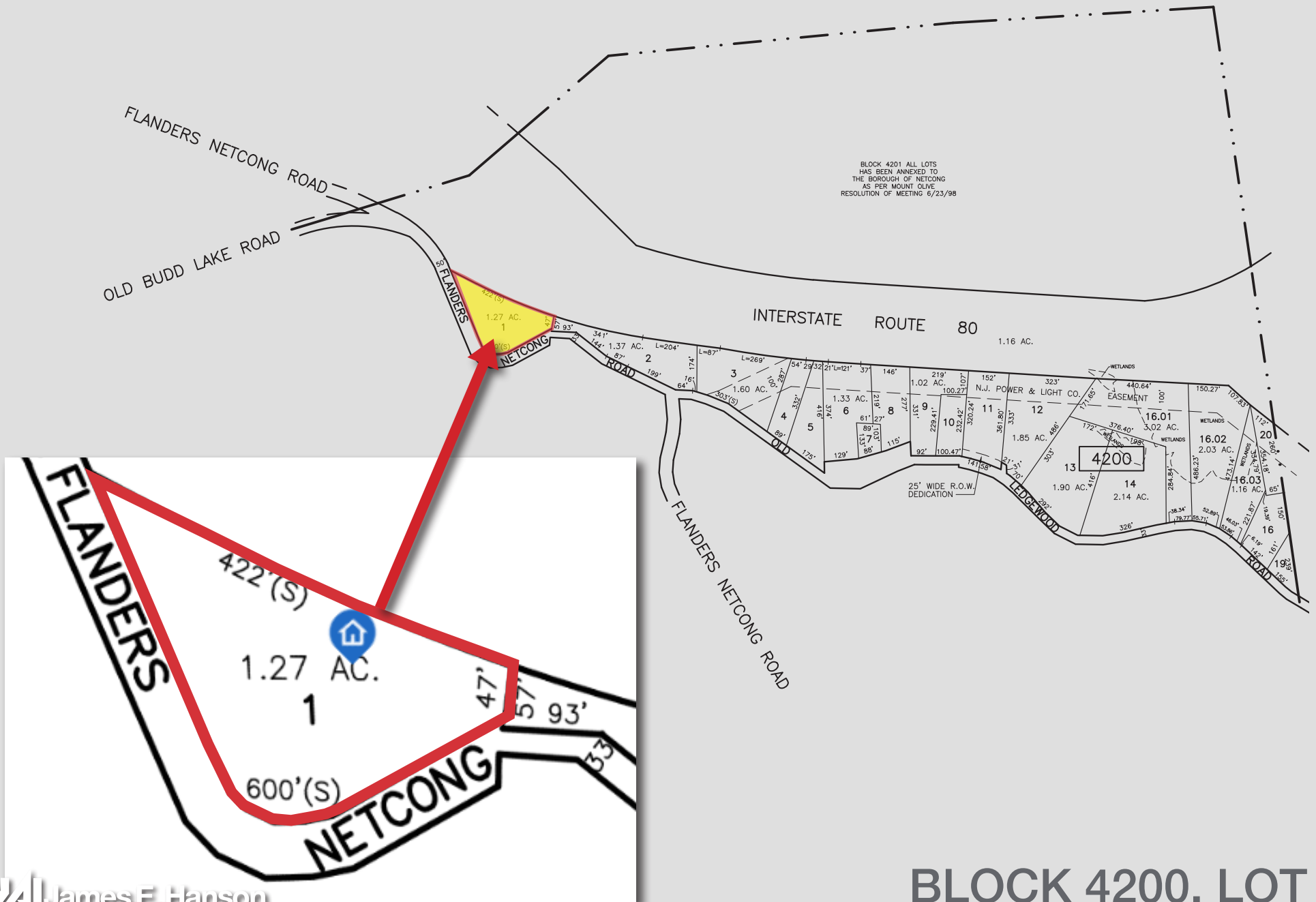
CONCEPTUAL

10 Old Ledgewood Road MOUNT OLIVE, NJ



TAX MAP

10 Old Ledgewood Road MOUNT OLIVE, NJ

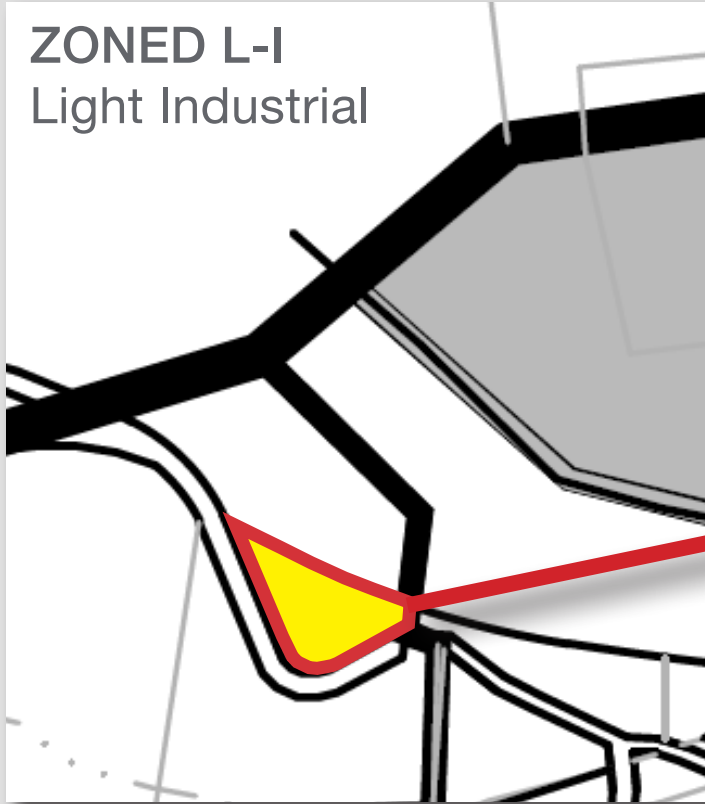


BLOCK 4200, LOT 1

ZONING MAP

10 Old Ledgewood Road MOUNT OLIVE, NJ

ZONED L-1 Light Industrial



ZONING LEGEND

AR	ACTIVE RECREATION	FTZ-1-4	FOREIGN TRADE ZONE
RR-AA	RURAL RESIDENTIAL / AGRICULTURAL 1 DU/5 ACRES	P	PUBLIC / CONSERVATION
RR-A	RURAL RESIDENTIAL 1 DU/3 ACRES	PB	PROFESSIONAL BUSINESS
R-1	RESIDENTIAL 1 DU/1 ACRE	PC-2	PROFESSIONAL / COMMERCIAL - 2
R-2	RESIDENTIAL 2 DU/1 ACRE	C-1	COMMERCIAL
R-3	RESIDENTIAL 3 DU/1 ACRE	C-2	COMMERCIAL
R-3SC	RESIDENTIAL / SENIOR CITIZEN	CR-3	COMMERCIAL / RESIDENTIAL
R-4	RESIDENTIAL 4 DU/1 ACRE	C-LI	COMMERCIAL / LIGHT INDUSTRIAL
R-5	RESIDENTIAL MULTI-FAMILY	LI	LIGHT INDUSTRIAL
R-5/ML	RESIDENTIAL MULTI-FAMILY/MT. LAUREL	GI	GENERAL INDUSTRIAL
R-6	RESIDENTIAL / AGE RESTRICTED / INCLUSIONARY RESIDENTIAL	OR	OFFICE / RESEARCH
R-7	RESIDENTIAL / ACTIVE ADULT / INCLUSIONARY HOUSING	M	MINING
L	LAKE		

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.

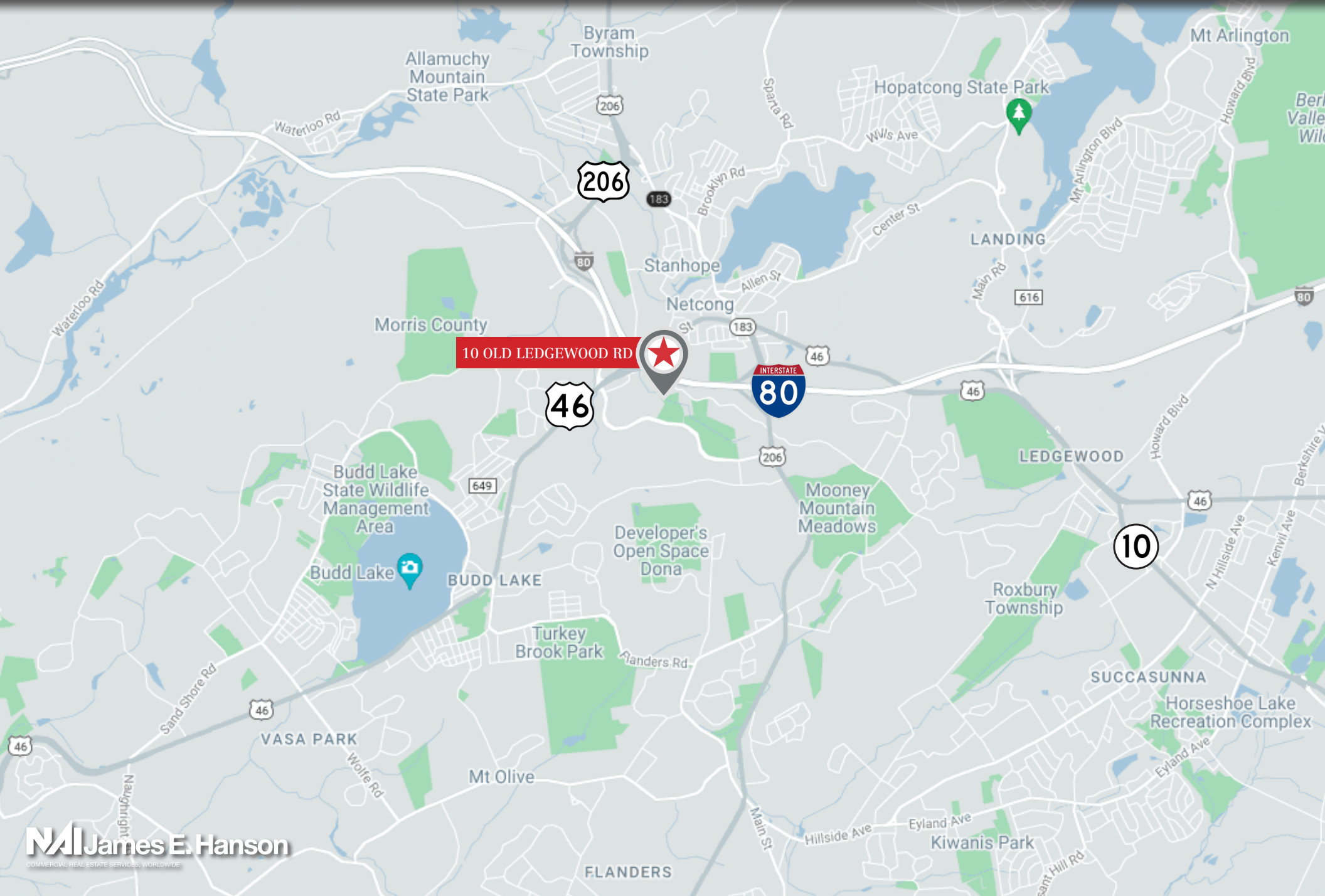
(4) Conditional use standards shall be as follows:

- (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]

REGIONAL MAP

10 Old Ledgewood Road MOUNT OLIVE, NJ

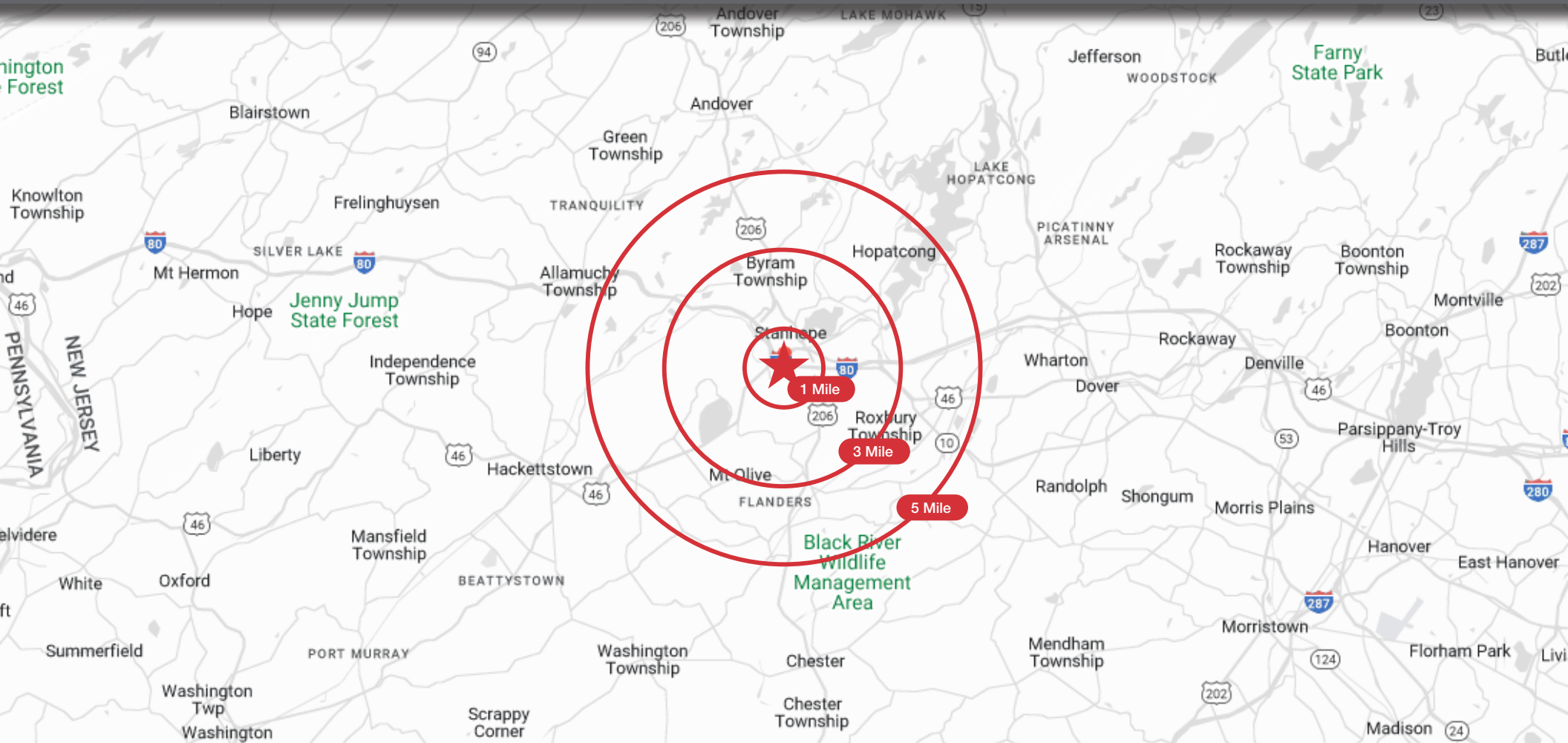


DEMOGRAPHICS

1-3-5 MILES

10 Old LedgeWood Road

MOUNT OLIVE, NJ



Demographics	1 Mile	3 Mile	5 Mile
Total Population	6,001	32,252	80,190
Median Age of Householder	42	41	42
Total Average Household Income	\$115,006	\$148,427	\$152,328