



Office Space for Sale

85 Orient Way

RUTHERFORD, NJ 07070

Building Size: 14,930 SF

Sale Price: \$3,600,000

Location: Superior location 3 blocks from NJ Transit Depot-Rutherford train Station; convenient to Routes 3 and 17, the NJ Turnpike and the Meadowlands

Features:

- 3 story multi tenanted professional offices
- Extensive renovations in 2020-2023
- 45 parking spaces with private covered garage and UR electric car charger
- Onsite security cameras
- Ideal for professional or medical uses
- May deliver 4,000 SF at closing

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Margaret Lapadura

Senior Vice President

201-349-0157 cell

mlapadura@weichertcommercial.com

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

85 Orient Way

Photos



Weichert Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

85 Orient Way

Photos



Weichert Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

85 Orient Way

Tenant List

1st floor: Dr. Broznya

Space: 950 sq. ft.

Rent \$2779.01 plus TE/month .private parking \$125 /month

Term: 9/1/2022 – 8/31/2027

1st floor: Persistense Pilates

Space: 1900 sq. ft.

Rent: \$3,000 plus TE/month

Term: Nov.1, 2024 – Oct. 31, 2029

1st floor: VACANT

Space: 800 sq. ft.

Previously occupied by owner

2nd floor: Bakery Confectionary, Tobacco Workers & Grain Millers Union Local 53

Space: 4000 sq. ft.

Rent: \$8,613.12 /month plus TE

Term: 2022 – 2025 with 2 Yr. option

3rd Floor- Tru- Val Electric- owner occupied

Space: 4000 sq. ft.

Rent: \$12,000 plus TE/ month

Term: SPACE MAY BE DELIVERED VACANT AT CLOSING

85 Orient Way

Income/Expense Report

85 ORIENT WAY
RUTHERFORD, N.J. 07070

INCOME/EXPENSES -2024

Rental Income:

	Monthly	Annualized
Tru - Val Electric	12,000.00	144,000.00
Union 53	8,613.12	103,357.44
Dr. Broznya	2,779.01	33,348.12
Parking	300.00	3,600.00
Pilates	3,000.00	36,000.00
Total:	26,692.13	320,305.56

Expenses:

Taxes:	48,900.00
Landscaping:	5,460.00
Waste:	6,000.00
Trane (AC)	4,908.00

Snow Removal:	6,000.00
Water:	3,350.00
PSEG:	59,000.00
Fire Protection Testing:	1,600.00
Fire Alarm- Central Stat.	880.00
Elevator:	3,900.00
Town Permits:	300.00
Misc. Repairs:	5,000.00
Total:	145,000.00

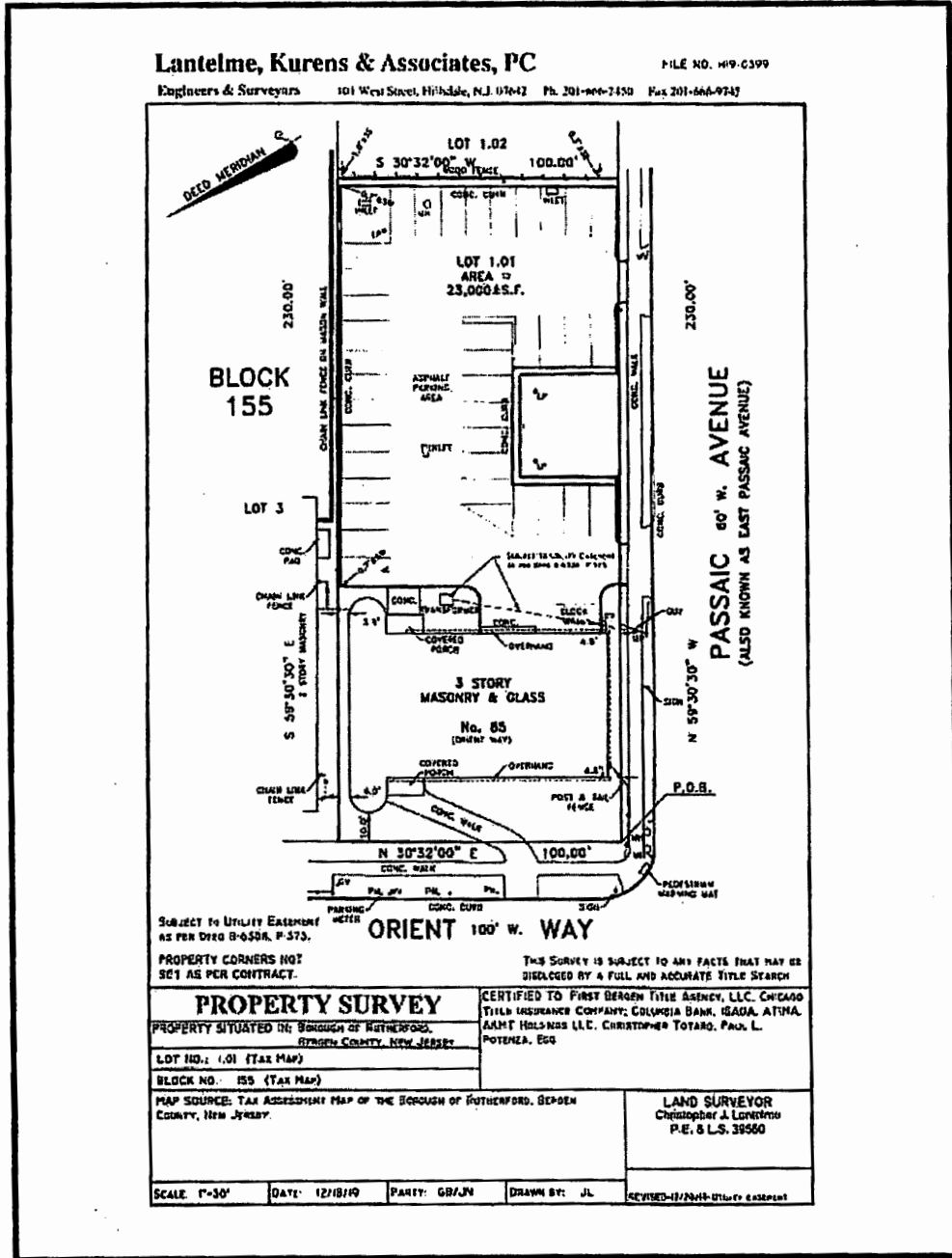
Weichert Commercial
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

85 Orient Way

Survey



Weichert Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

85 Orient Way

Zoning

Zoning District	Use Category	Principal Use Bulk Regulations														
		Minimum Lot Dimensions				Minimum Yard Dimensions				Gross Floor Area Minimum			Maximum Coverage of Principal Building	Maximum Height of Principal Building (Not to exceed) (stories)	Density (units per acre)	Maximum Coverage of Impervious Surface
		Area (square feet)	Lot Frontage (feet)	Width (feet)	Depth (feet)	Front (feet)	Rear (feet)	Side (feet)	Single-Story Detached Dwelling (square feet)	Multiple-Story First Floor (square feet)	Detached Dwelling Gross Minimum (square feet)					
Residential	R-1	1-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%
		All other permitted uses	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A
	R-1A	1-family residential	7,500	75	75	100	20	25	8 each/20 both	Same as R-1 Zone			30%	35 or 2½	N/A	25%
		All other permitted uses	Same as R-1 Zone													
	R-1B	1-family residential	6,500	65	65	100	20	25	5 each/15 both	Same as R-1 Zone			30%	35 or 2½	N/A	25%
		All other permitted uses	Same as R-1 Zone													
	R-2	1- and 2-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%
		All other permitted uses	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A
	R-3	1- and 2-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%
		Garden apartment	25,000	150	150	170	35	25	20 each/40 both	N/A	—	—	25%	40 or 3	15	30%
Townhouse unit		10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	12	30%	
All other permitted uses		10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A	
R-4	1- and 2-family residential	5,000	50	50	100	20	25	5 each/15 both	900	600	900	30%	35 or 2½	N/A	25%	
	Garden apartment	25,000	150	150	170	35	25	20 each/40 both	N/A	—	—	25%	60 or 5	15	30%	
	Multifamily residential	30,000	150	150	200	50	30	20 each/40 both	N/A	N/A	N/A	25%	60 or 5	35	30%	
	Townhouse unit	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	12	30%	
	All other permitted uses	10,000	100	100	100	25	25	10 each/20 both	N/A	N/A	N/A	25%	35 or 2½	N/A	N/A	
Commercial	B-1	Principal permitted uses	10,000	100	100	100	25	15	15 each	N/A	N/A	N/A	40%	40 or 3		
		All other permitted uses	10,000	100	100	100	20	15	15 each	N/A	N/A	N/A	40%	60 or 5		
	B-2	Restaurants seating 125 persons or more	30,000	150	150	200	50	50	25 each	N/A	N/A	N/A	35%	35 or 2½		
		Hotel	85,000	250	250	340	75	70	30 each	N/A	N/A	N/A	40%	140 or 10		
	B-3	Permitted business uses	5,000	50	50	100	None	None	None	N/A	N/A	N/A	90%	40 or 3		
		All other permitted uses	30,000	150	150	200	None	None	None	N/A	N/A	N/A	35%	35 or 2½		
	HC	Commercial	85,000	250	250	340	75	50	35 each	N/A	N/A	N/A	30%	60 or 5		
	All other permitted uses	30,000	150	150	200	50	50	25 each	N/A	N/A	N/A	30%	35 or 2½			
University/Residential	U-R1A	University	7,500	75	75	100	20	15	8 each/20 both	N/A	N/A	N/A	30%	35 or 2½		
		1-family residential	Same as R-1A Zone													
		All other permitted uses	Same as R-1A Zone													
Planned Commercial	PCD	Same as B-3 Zone														
B-3/SH		Senior housing	16,000	140	140	120	15	10	10 each	N/A	N/A	N/A	40%	60 or 6		
		Permitted business uses	5,000	50	50	100	None	None	None	N/A	N/A	N/A	90%	40 or 3		
	All other permitted uses	30,000	150	150	200	None	None	None	N/A	N/A	N/A	35%	35 or 2½			
Highway Commercial Light Industrial	HC-LI	Same as HC Zone														
Townhouse Overlay	TO	Same as the "Townhouse Unit" bulk requirements found in the R-3 Zone														

Weichert

Commercial Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

85 Orient Way

Zoning

Zoning District	Principal Permitted Uses	Principal Conditional Uses	Permitted Accessory Uses	Permitted Signs (See § 131-18 for Detailed Requirements)	Minimum Required Off-Street Parking
RESIDENTIAL	R-1	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Churches: 1 freestanding sign and 1 attached sign 2. Residential uses: 1 customary nameplate per dwelling unit	1. 1-family residential: 2 spaces per dwelling unit; per dwelling unit located in a fully enclosed structure or garage 2. Churches: 1 space per every 4 permanent seats 3. Schools: 1 space per employee for grades K-10; 2.5 spaces per employee for grades 11 and 12
	R-1A	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Churches: 1 freestanding sign and 1 attached sign 2. Residential uses: 1 customary nameplate per dwelling unit	1. 1-family residential: 2 spaces per dwelling unit; per dwelling unit located in a fully enclosed structure or garage 2. Churches: 1 space per every 4 permanent seats 3. Schools: 1 space per employee for grades K-10; 2.5 spaces per employee for grades 11 and 12
	R-1B	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Churches: 1 freestanding sign and 1 attached sign 2. Residential uses: 1 customary nameplate per dwelling unit	1. 1-family residential: 2 spaces per dwelling unit; per dwelling unit located in a fully enclosed structure or garage 2. Churches: 1 space per every 4 permanent seats 3. Schools: 1 space per employee for grades K-10; 2.5 spaces per employee for grades 11 and 12
	R-2	1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds 4. Private swimming pools 5. Fences and walls	1. Permitted signs for churches and residential uses shall be the same as those required in the R-1 District	1. 1- and 2-family residential: 2 spaces per dwelling unit; 1 per dwelling unit located in a fully enclosed structure or garage Minimum parking requirements 2 and 3 shall be the same as those required in the R-1 District
		1. Churches	1. Detached garages 2. Greenhouses 3. Private storage sheds	1. Permitted signs for churches and 1- and 2-family residential uses shall be the same as those in the R-1 District	Minimum parking requirements 1 through 3 shall be the same as those required in the R-2 District with the following additions:

85 Orient Way

Zoning

Zoning District	Principal Permitted Uses	Principal Conditional Uses	Permitted Accessory Uses	Minimum Required (See § 131-18 for Detailed Requirements)	Minimum Required Off-Street Parking	
C O M M E R C I A L	B-1	<ol style="list-style-type: none"> 1. Business offices, including employment agencies, medical or dental clinics and laboratories, photographers' or artists' studios and galleries, schools for music or dance, telephone offices, travel bureaus and ticket offices 2. Banks and financial institutions, excluding drive-in facilities 3. Professional offices limited to architects, dentists, doctors, engineers, insurance brokers, lawyers, real estate agents or similar professional uses 4. Any other similar use which is in keeping with the described character of the district and in harmony with surrounding uses as determined by the Planning Board 5. Public facilities 	<ol style="list-style-type: none"> 1. Drive-in banks 2. Funeral homes 3. Service stations 4. Off-street off-street parking 5. Motor vehicle repair facilities 	<ol style="list-style-type: none"> 1. Fences and walls 2. Garages for delivery trucks and other commercial vehicles 3. Off-street parking 4. Signs 5. Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of construction work 6. Residential apartments: see § 131-7D(6) 	<ol style="list-style-type: none"> 1. Banks: 1 freestanding and 1 attached sign 2. Business and professional offices: 1 freestanding or attached name display sign 3. Funeral homes: 1 attached sign 4. Service stations: see § 131-13 	<ol style="list-style-type: none"> 1. Banks: 1 space per 300 square feet of gross floor area 2. Business and professional offices: 1 space per 100 square feet of gross floor area 3. Funeral homes: 1 space per 100 square feet of gross floor area 4. Service stations: 6 spaces for the first lot alignment pit or similar work area; 5 spaces for second work area; and 3 spaces for each work area 5. Retail stores: 1 space per 200 square feet of gross floor area 6. Residential apartments: 1 space per 500 gross floor area
	B-2	Permitted uses 1 through 5 in the B-2 District shall be the same as those permitted in the B-1 District, with the following additions: <ol style="list-style-type: none"> 6. New car and truck dealerships 7. Warehousing 8. Retail sales 9. Towing offices 	Conditional uses in the B-2 District shall be the same as those permitted in the B-1 District, with the following additions: <ol style="list-style-type: none"> 6. Restaurants seating 125 persons or more 7. Hotels containing 100 guest sleeping rooms or more 	Permitted accessory uses in the B-2 District shall be the same as those permitted in the B-1 District, with the following additions: <ol style="list-style-type: none"> 7. Off-street parking and parking structures which meet the height limits of the zone district for accessory uses 	<ol style="list-style-type: none"> 1. Permitted signs in the B-2 District shall be the same as those permitted in the B-1 District 	Minimum required off-street parking in the B-2 District shall be the same as that required in the B-1 District with the following additions: <ol style="list-style-type: none"> 7. New car and truck dealerships: 5 spaces square feet of gross floor area 8. Restaurants: 1 space per 2 seats, plus 1 space per employee 9. Hotel: 1 space per guest sleeping room, 2 employees, plus the parking requirements for restaurants open to the general public 10. Warehousing: 3 spaces per 1,000 square feet of gross floor area
	B-3	<ol style="list-style-type: none"> 1. Local retail, office and service uses: see § 131-7D(1) for detailed list of such permitted uses 2. Banks and financial institutions, excluding drive-in facilities 3. Business offices, as permitted in the B-1 District 4. Professional offices, as permitted in the B-1 District 5. Private clubs and lodges 6. Community centers and nonprofit organizations 7. Public facilities 	Conditional uses in the B-3 District shall be the same as those permitted in the B-1 District	Permitted accessory uses 1 through 6 in the B-3 District shall be the same as those permitted in the B-1 District, with the following additions: <ol style="list-style-type: none"> 7. Inventory storage located in a fully enclosed structure or building 	Permitted signs in the B-3 District shall be the same as those permitted in the B-1 District, with the following additions: <ol style="list-style-type: none"> 5. Retail sale of goods and services: 1 nonflashing lighted or unlighted, attached name display sign 6. Private clubs and lodges: 1 freestanding or attached name display sign 7. Community centers and nonprofit organizations: 1 freestanding or attached name display sign 	
	B-3/SH	<ol style="list-style-type: none"> 1. Any permitted use in the B-3 District 2. Housing for the elderly and handicapped, under nonprofit sponsorship and financed under Federal Section 202 Direct Loan Program for Housing 	Conditional uses in the B-3/SH District shall be the same as those permitted in the B-3 District	Permitted accessory uses in the B-3/SH District shall be the same as those permitted in the B-3 District	Permitted signs in the B-3/SH District shall be the same as those permitted in the B-3 District	<ol style="list-style-type: none"> 1. For uses permitted in the B-3/SH District the B-3 District 2. For housing for the elderly and handicapped, a minimum of 1 off-street parking space for each dwelling unit, on the site or permanent easement, no cost to the project on an adjoining site of dwelling units is not divisible by 5, a minimum of 1 off-street parking space for each dwelling unit.

85 Orient Way

Demographics

