

11 Aaron
&
13 Way
SPARTA

FOR LEASE

76,500 SF New Build
Industrial Flex Opportunity with Rail Access



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NAI James E. Hanson
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APPROVED WAREHOUSE!

Property Features

- ±76,500 SF approved building
- ±74,500 SF warehouse
- ±2,000 SF office
- 10 loading positions (9 tailgates & 1 DI)
- Rail adjacent - potential connection for rail access available
- ±7.65 acres
- Parking for 135 cars & 9 trailer spaces
- Ideal for warehousing, distribution, or light industrial use

- Build-to-suit with proposed plans in place
- Two combined lots offer streamlined development potential
- Within the Economic Development District in Sparta, NJ
- Easy access to major highways including Route 15, Route 206, and I-80
- Proximity to regional distribution networks and NY metro market
- Inquire for pricing

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PROPERTY OVERVIEW



Demographics	1 Mile	3 Miles	5 Miles
Total Population	637	7,124	29,427
Average HH Income	\$207,324	\$193,457	\$171,012

Description

Located within the Economic Development District, this approved build-to-suit opportunity offers two adjoining lots totaling with a proposed 76,500 SF state-of-the-art industrial/flex building. Strategically designed for modern warehouse and distribution needs, the site features 36' clear ceiling heights, multiple loading options, abundant parking, and potential rail access. Formerly marketed as land, the site now benefits from a proposed plan to deliver a high-quality facility ideal for logistics, light manufacturing, or flexible industrial use.

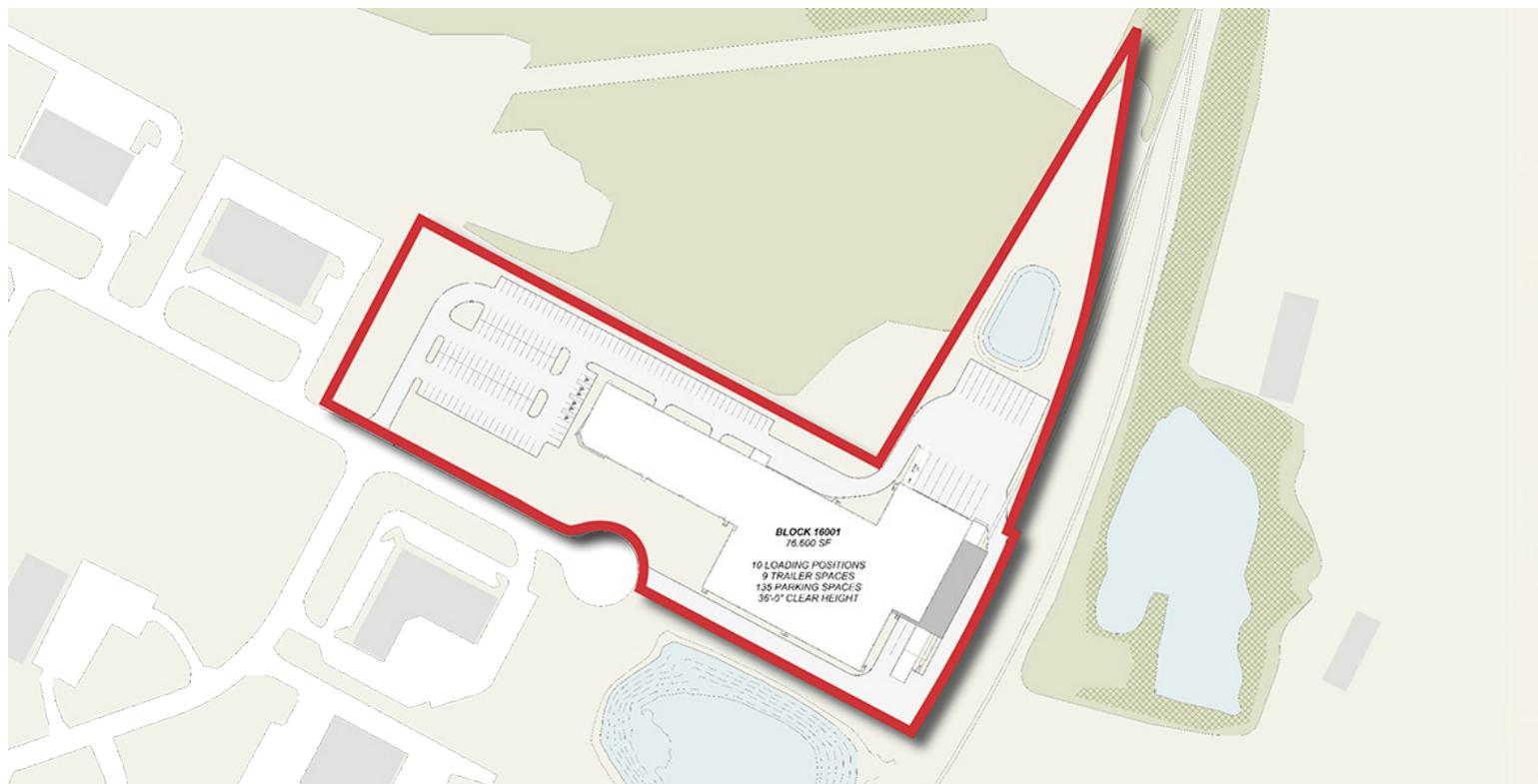
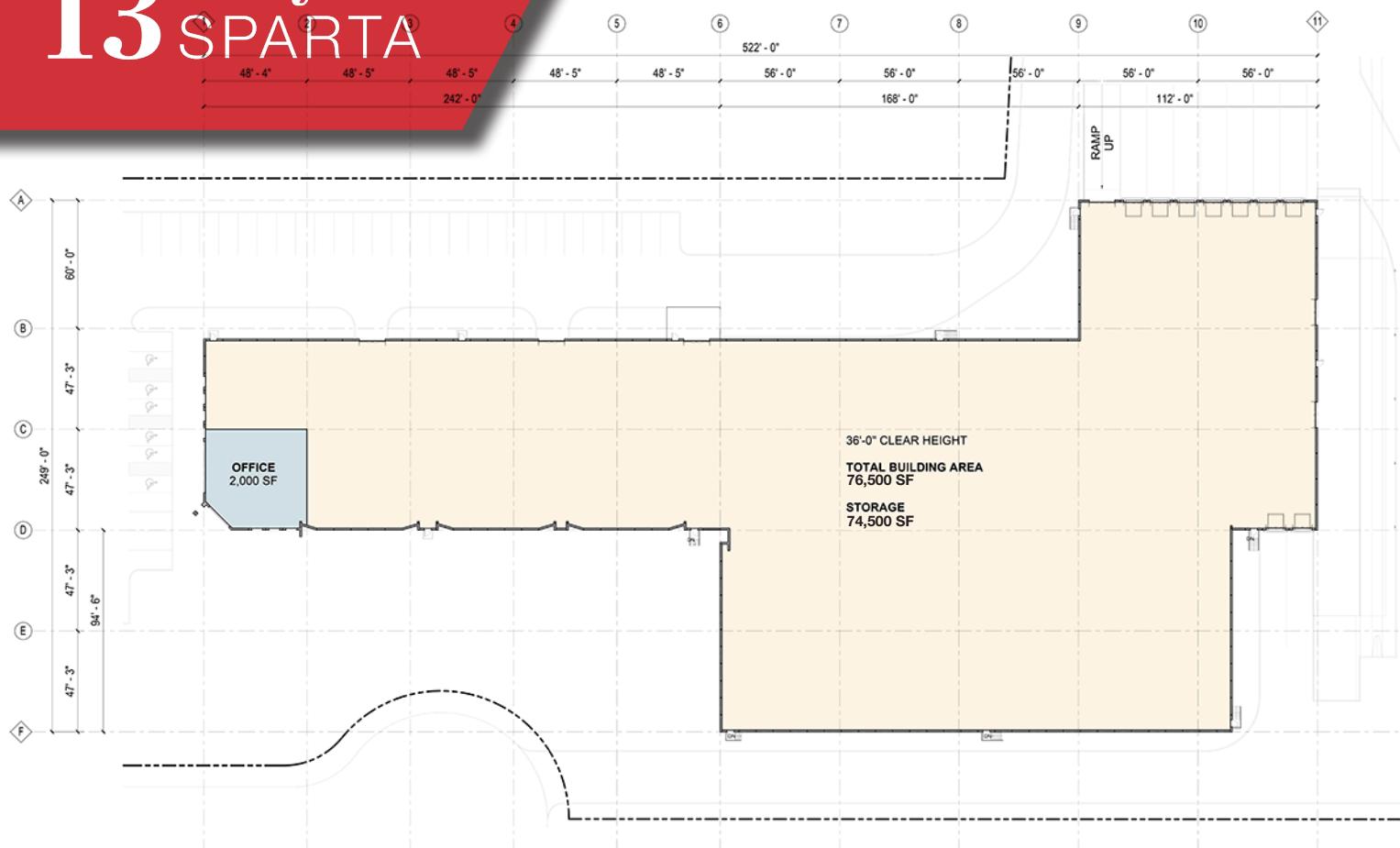
Prime Industrial Location

Located in a hub designed to support and attract industrial and commercial growth. This strategic location provides seamless access to major transportation corridors, including Routes 15 and 206, with direct connections to I-80, enabling efficient distribution throughout Northern New Jersey and the greater New York Metro area.

Beyond logistics, Sparta offers a pro-business environment, a skilled local workforce, and a strong quality of life—making it an ideal location for both growing companies and established enterprises seeking expansion. The area's access to rail, combined with the property's build-to-suit flexibility, positions it as a standout opportunity in one of New Jersey's most promising industrial markets.

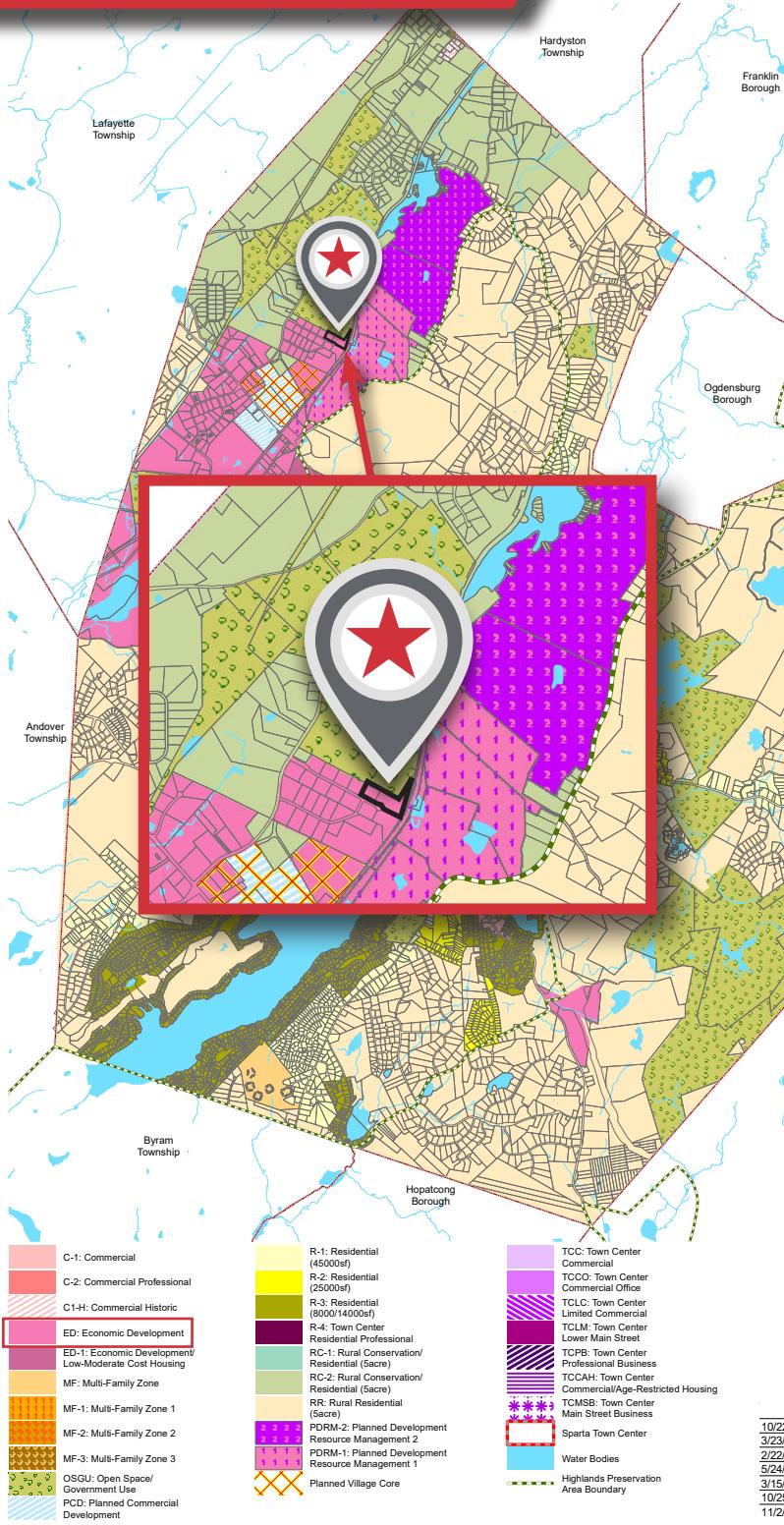
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PROPERTY PLANS



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ZONING MAP & USES



§ 18-4.29 ED Economic Development District.

a. Purpose. The purpose of the Economic Development District shall be to allow for the location of office, research and industrial uses in a campus-like setting with good access to Route 15 and the railroad and properly buffered from residential uses.

b. Principal Permitted Uses.

The erection, construction, alteration or use of buildings or premises for the following uses to be conducted wholly within a completely enclosed building or in a court enclosed on all sides by a suitable screening structure, except for on-site parking and loading incidental thereto, and public utility facilities not normally enclosed within a building.

1. Scientific research and development laboratories.
2. Office buildings for business, professional, executive and administrative purposes.
3. Storage buildings, and warehousing with wholesale storage, subject to the definition of warehouse - which shall not include distribution center uses, fulfillment centers or parcel hubs, stand-alone or outdoor storage of any kind, stand-alone parking facilities.
4. Agricultural uses on a lot of five acres or more.
5. Processes of manufacture, fabrication, assembly treatment or packaging conversion of products.
6. Indoor Commercial Recreation, Health Clubs, and Fitness Studio

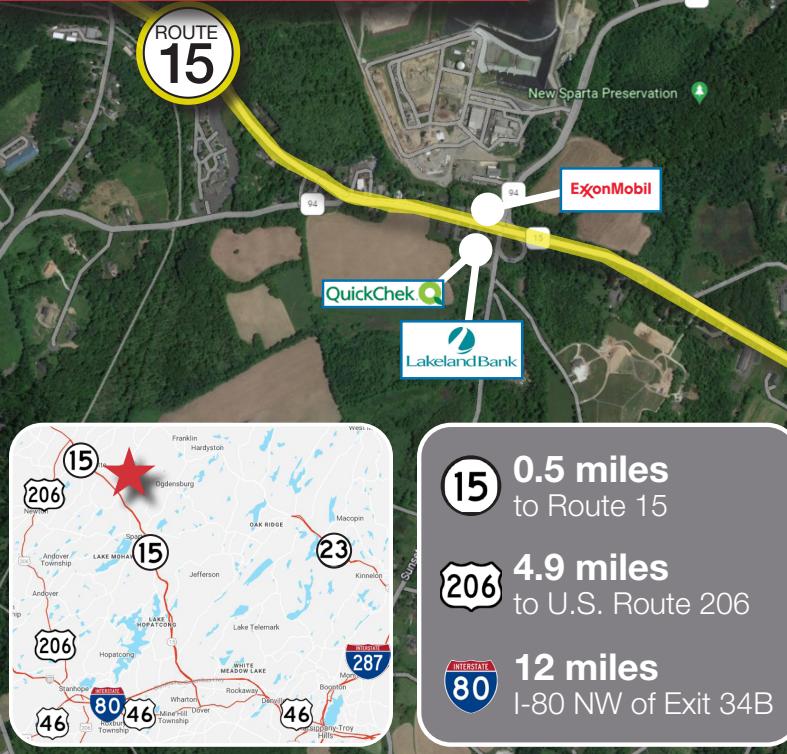
**CLICK HERE FOR FULL
ZONING & REQUIREMENTS**

Zoning Map	
SPARTA TOWNSHIP	
Sussex County, New Jersey	
REVISIONS	
10/22/2002	ADOPTED
3/23/2004	REVISED
2/22/2005	REVISED
5/24/2011	REVISED
3/15/2012	REVISED
10/25/2013	REVISED
11/1/2016	REVISED

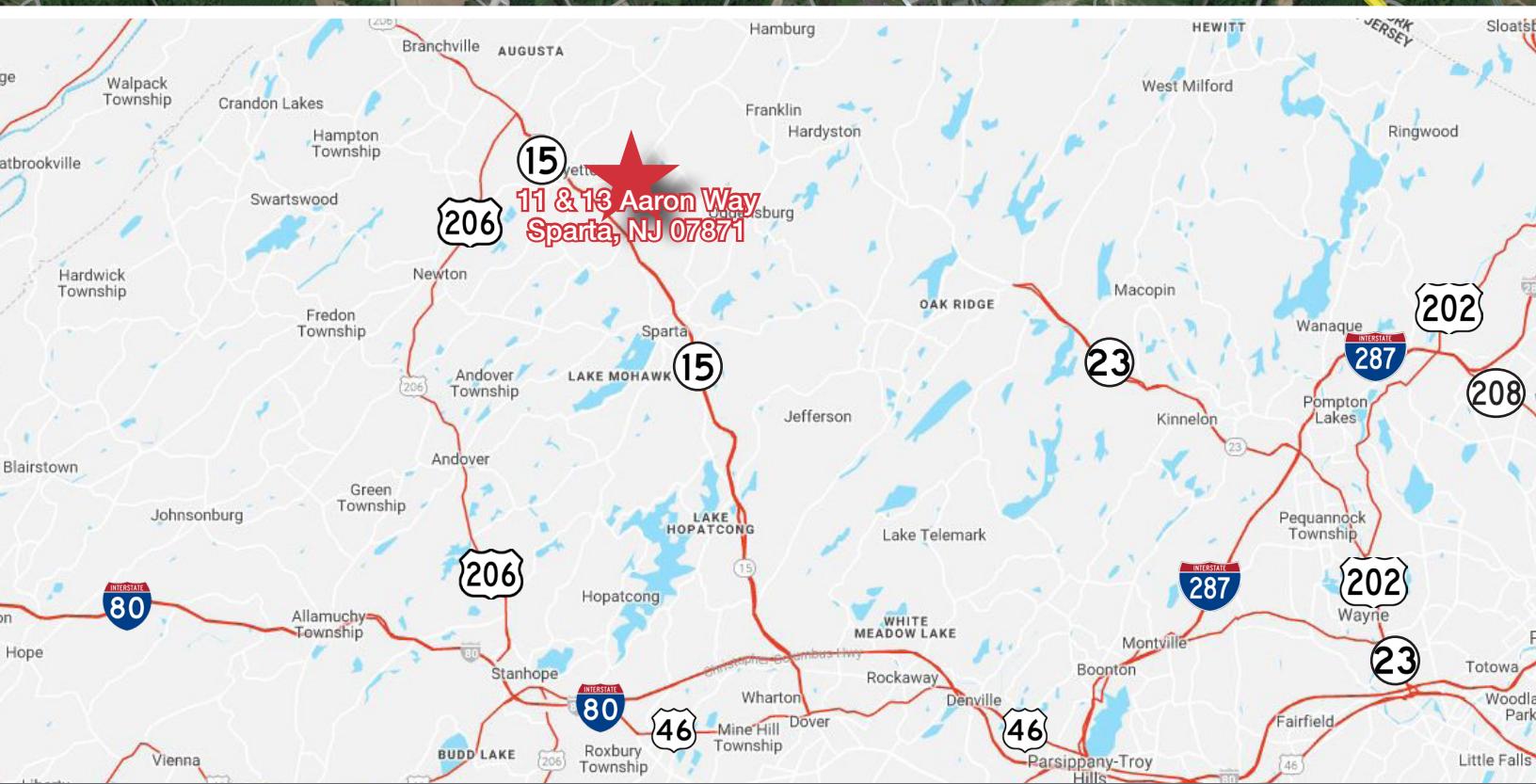
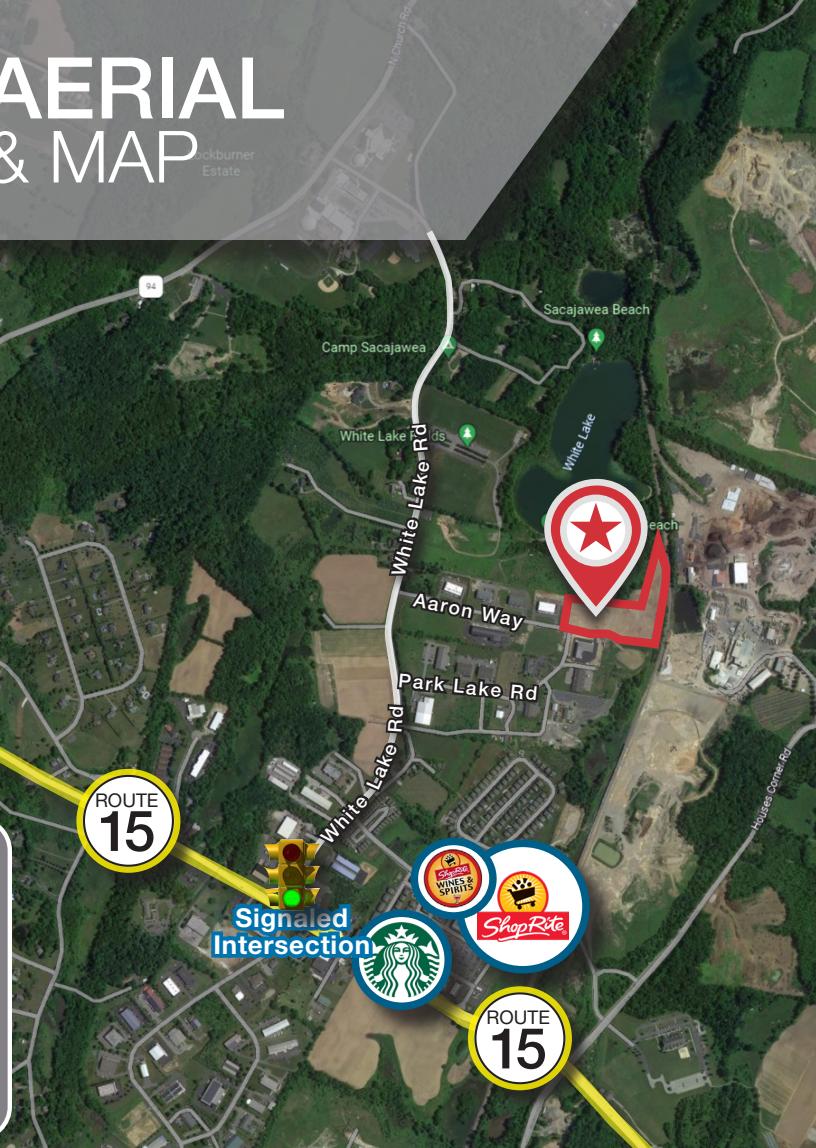
Prepared For:
Sparta Township
Department of
Community Development

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AERIAL & MAP



15 0.5 miles to Route 15
206 4.9 miles to U.S. Route 206
INTERSTATE 80 12 miles I-80 NW of Exit 34B



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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