

99 MARSHALL HILL RD
WEST MILFORD, NJ

FOR SALE

5,200 SF ON 1.45 ACRES

\$1,300,000



Property Features

- Two buildings totaling 5,200 SF on 1.45 acres
- Septic | Well water | Natural gas
- Main Building: 3,900 SF
 - Kitchen | conference room with gas fireplace
 - Training room with seating for 100 people, or it can be used for many other purposes
 - Four (4) separate offices | Full basement
 - Two (2) bathrooms | Forced hot air heater
 - 200 Amp service | 2-Zone central air
 - Exterior LED lights for night operations
- Rear Shop: 1,300 SF
 - Four (4) Bay Shop
 - Full interior and exterior LED lights
 - 200 Amp service
 - Set-up for Welder
- Parking: 1 acre of newly milled ground
- Taxes: \$19,500

FOR MORE INFORMATION:

Jeffrey W. DeMagistris, SIOR
Senior Vice President

201 488 5800 x147 • jdemagistris@naihanson.com

Thomas A. Vetter, SIOR
Senior Vice President

201 488 5800 x105 • tvetter@naihanson.com

Giovanni Ramaci
Associate

201 488 5800 x131 • gramaci@naihanson.com

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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

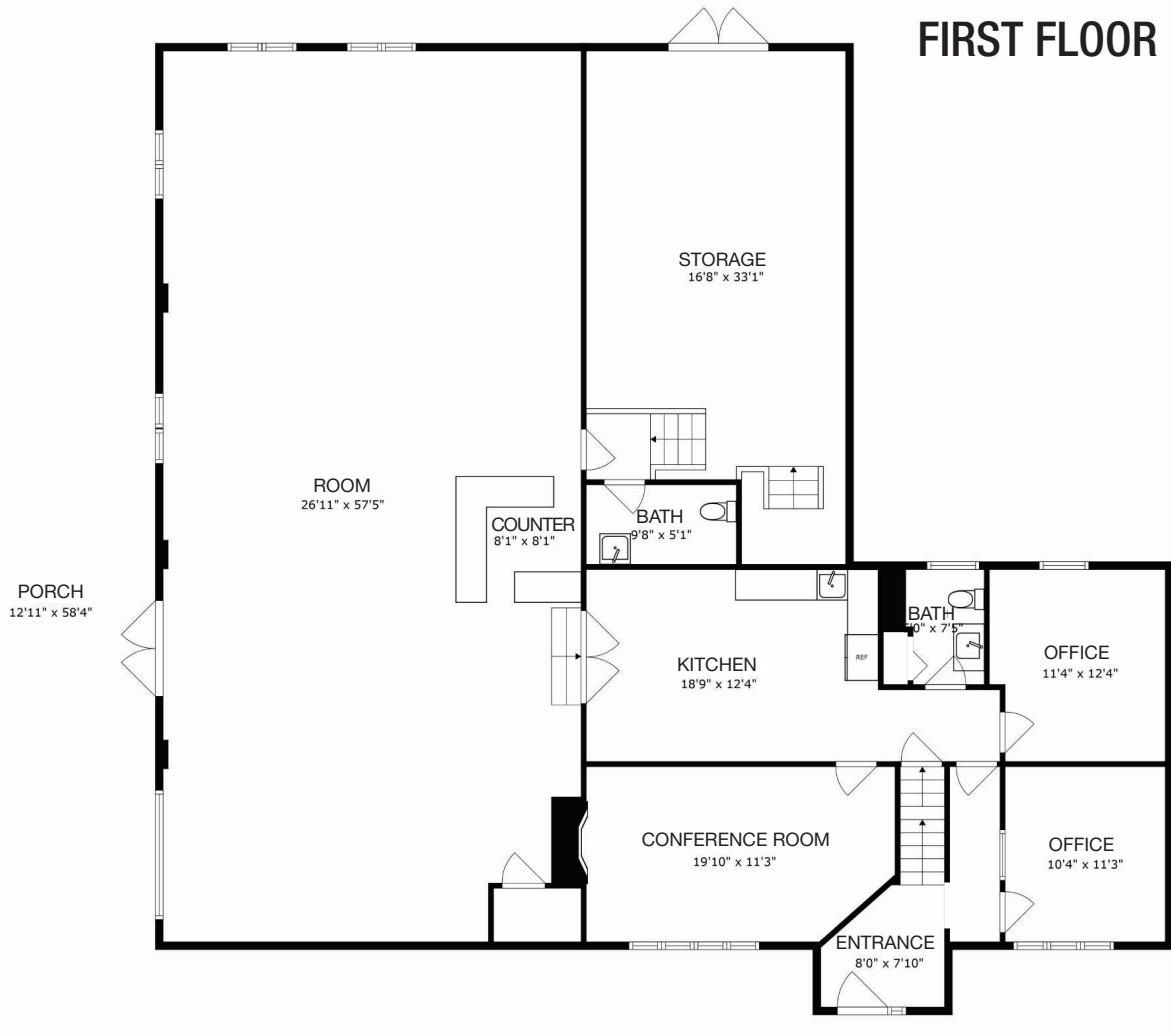


NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF TAXATION
APPROVED AS A TAX MAP PURSUANT TO THE AUTHORITY
GRANTED BY P.L. 1997-11, CHAPTER 123
FOR THE COUNTY DIVISION OF TAXATION
THOMAS HILL COUNTY, NEW JERSEY, FILED HEREIN
DATE: JUL 13 2011 BY: [Signature]

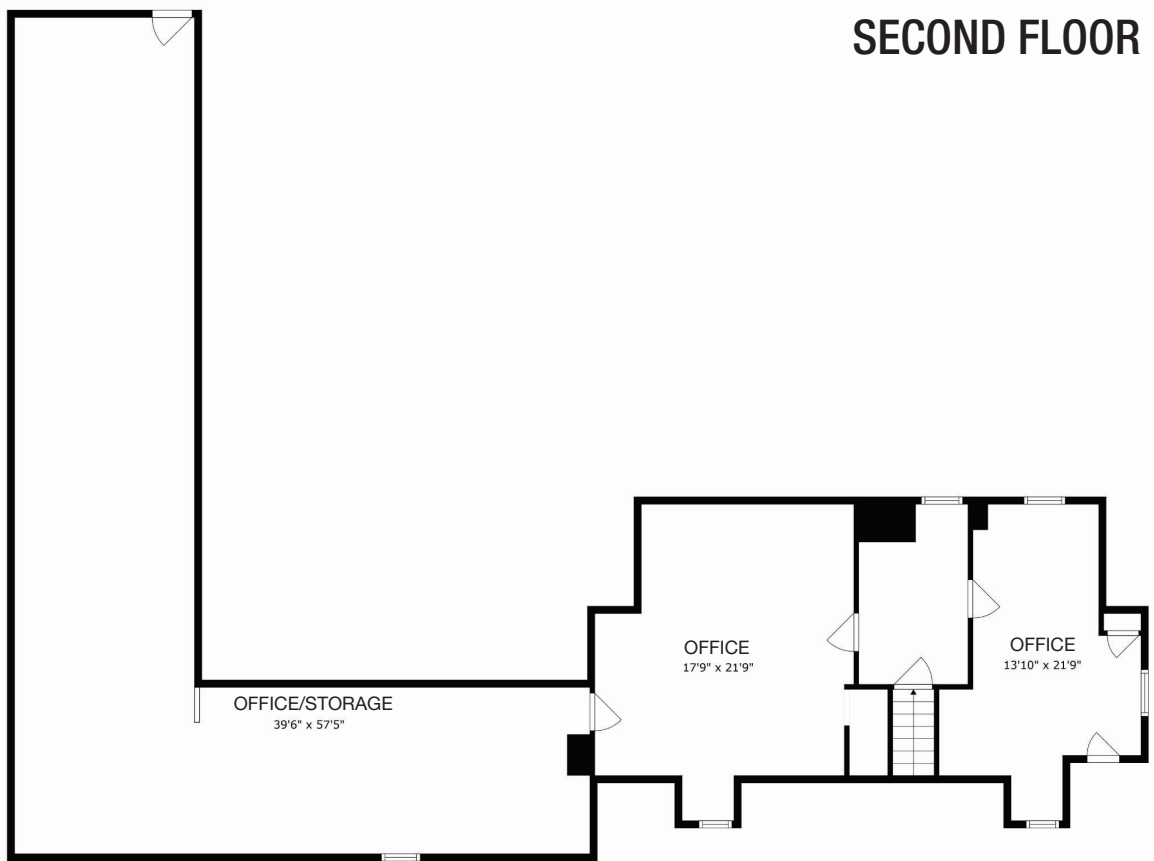
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FIRST FLOOR



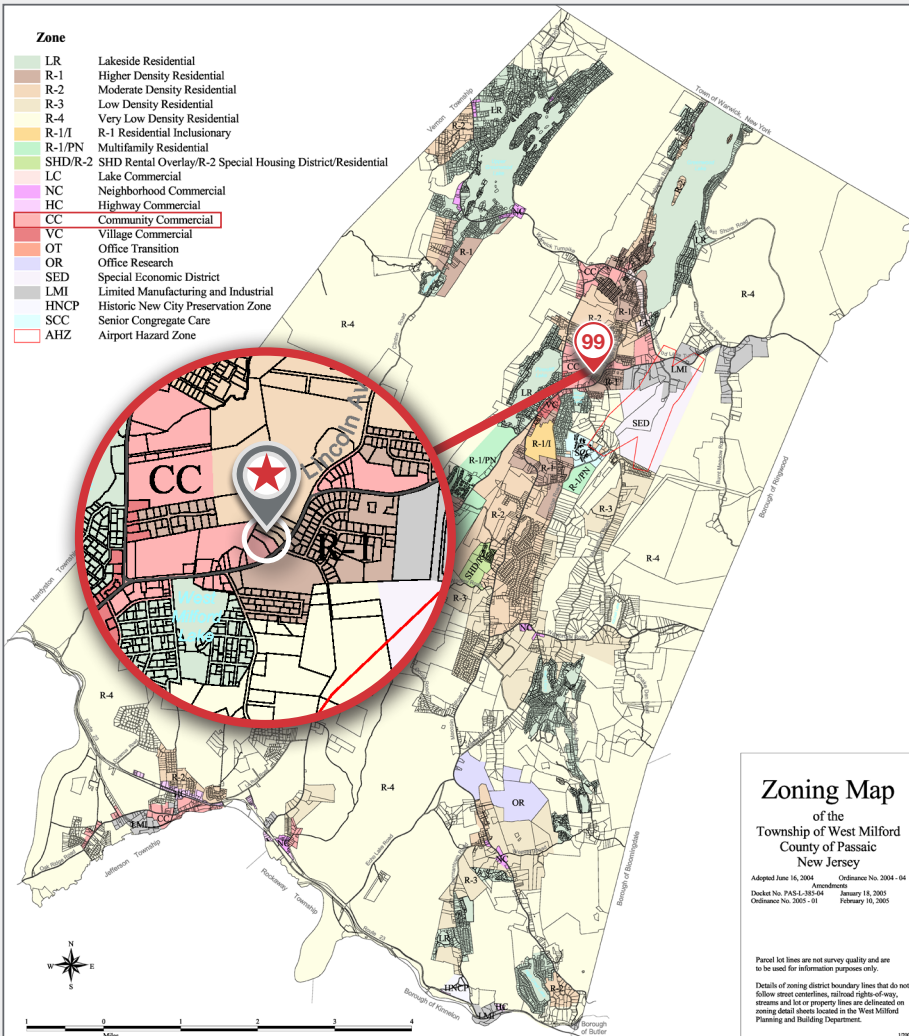
SECOND FLOOR





FOUR (4) BAY SHOP
51'0" x 24'7"

ZONING | MAP & USES



500-26. Principal permitted uses on the land and in the buildings.

A. Principal permitted uses in the NC and VC Zones shall be as follows:

- (1) Retail sale of goods and services, serving primarily the residents of the surrounding neighborhoods, or Township residents in the case of the Village Commercial Zone as individual uses.
- (2) Restaurants, excluding drive-ins, bars, taverns as individual uses.
- (3) Professional offices.
- (4) Banks and financial institutions, excluding drive-ins.

(5) Residential dwelling units above commercial uses.

(6) Existing single-family residential uses.

(7) Child-care centers.

(8) In the VC Zone only: community residences for the developmentally disabled and community shelters for victims of domestic violence and homeless/battered women.

(9) Bed-and-breakfasts.

B. Permitted uses in the CC Zone shall be as follows:

- (1) All uses permitted in the NC Zone.
- (2) Major food stores, department stores.
- (3) Child-care centers.
- (4) Hotels and motels.