

314 US-46 West
LITTLE FERRY, NEW JERSEY

22,500 SF
INDUSTRIAL/FLEX



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FOR LEASE

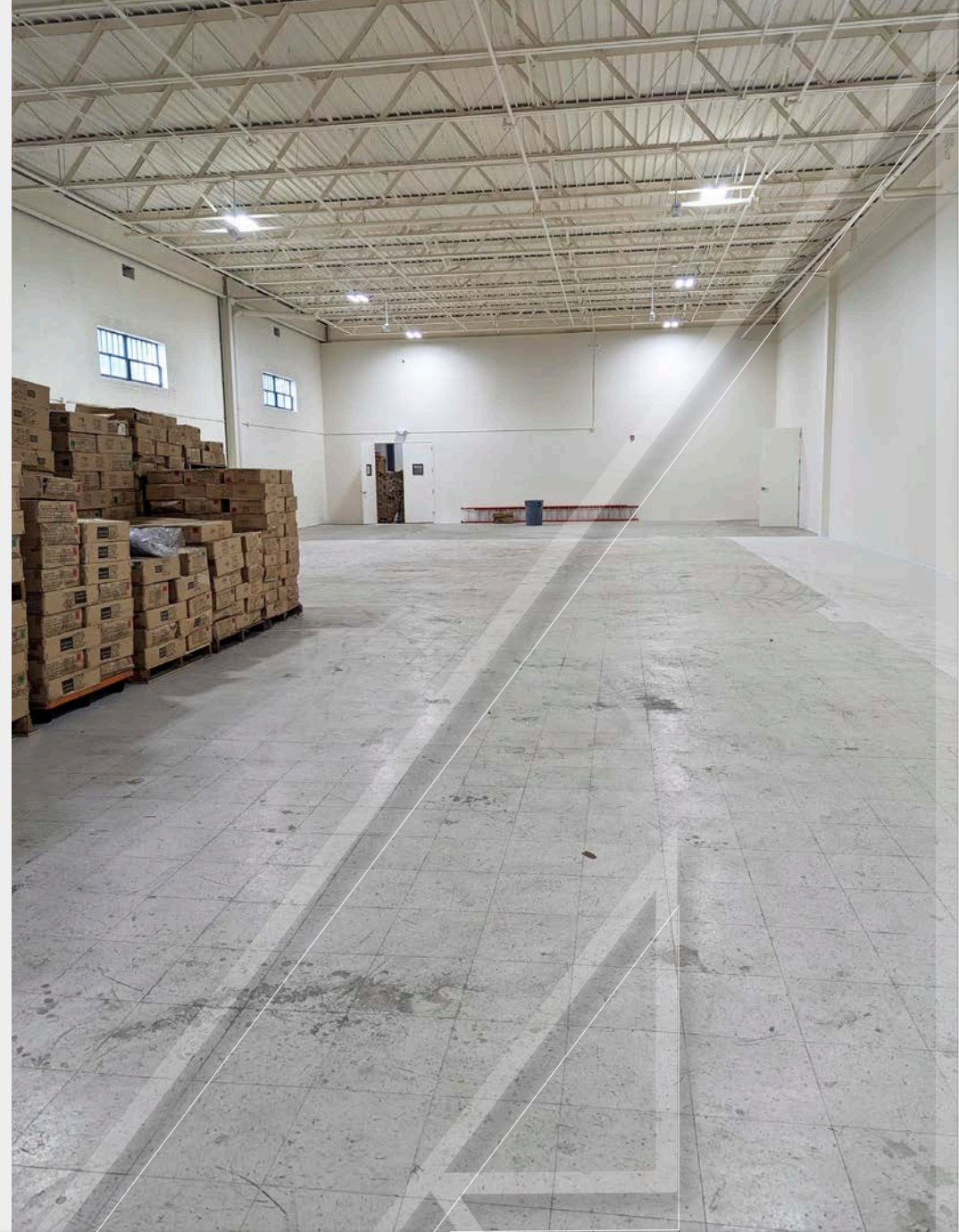
NEWLY RENOVATED

FREE STANDING WAREHOUSE WITH SHOWROOM

Excellent exposure with frontage and signage available on Route 46 makes this a desirable location.

- 22,500 SF WAREHOUSE WITH SHOWROOM
- 18' CLEAR CEILING HEIGHT AT FRONT
- 20' CLEAR CEILING HEIGHT AT REAR
- 45' X 25' COLUMN SPACING
- 400 AMPS / 208 VOLTS ELECTRICAL POWER
- AMPLE PARKING (FRONT & REAR OF PROPERTY)
- EASY ACCESS TO I-80, I-95 AND ROUTE 17

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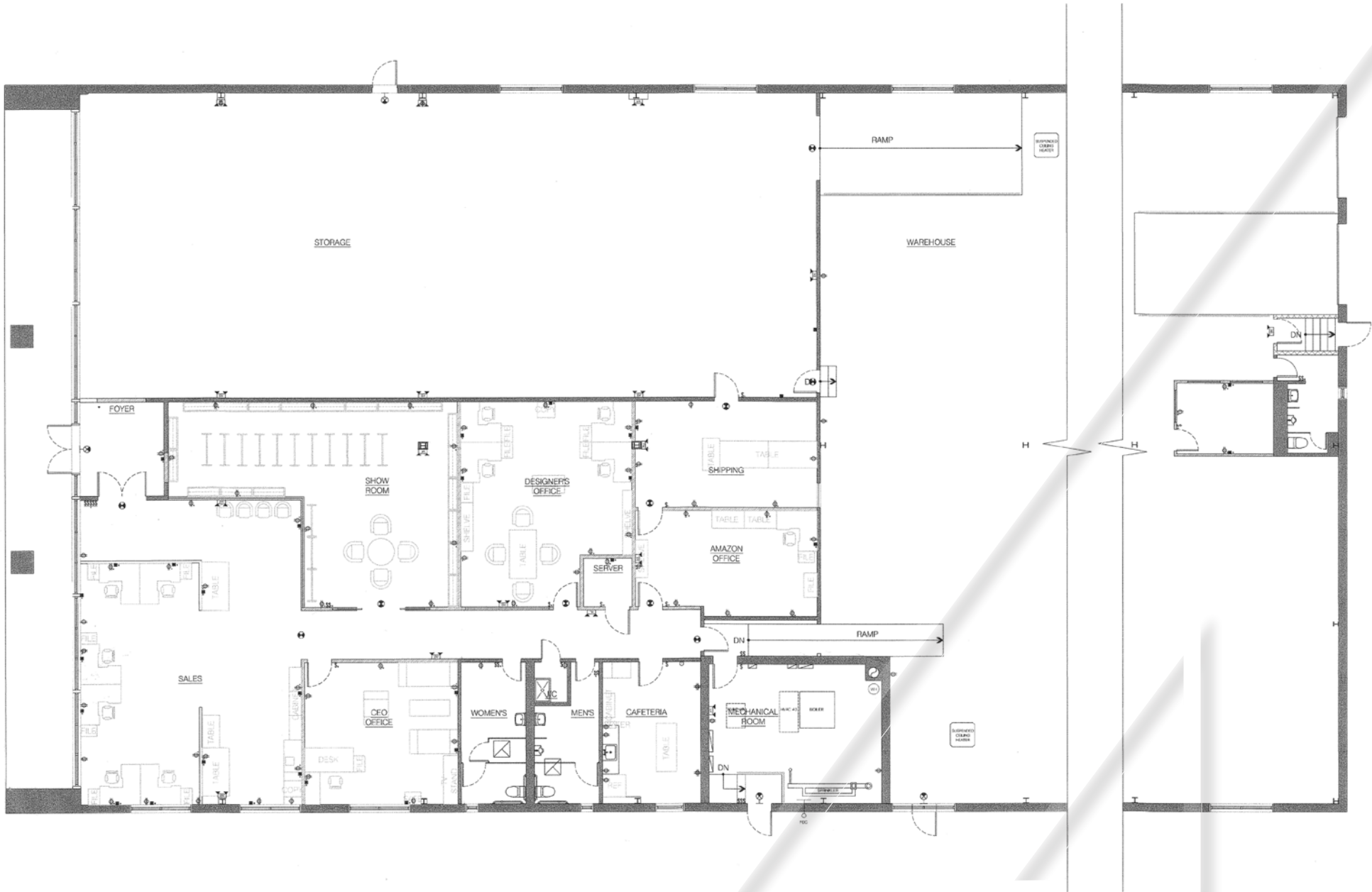
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LOADING

- TWO (2) LOADING DOCKS
(1 INTERIOR | 1 EXTERIOR)

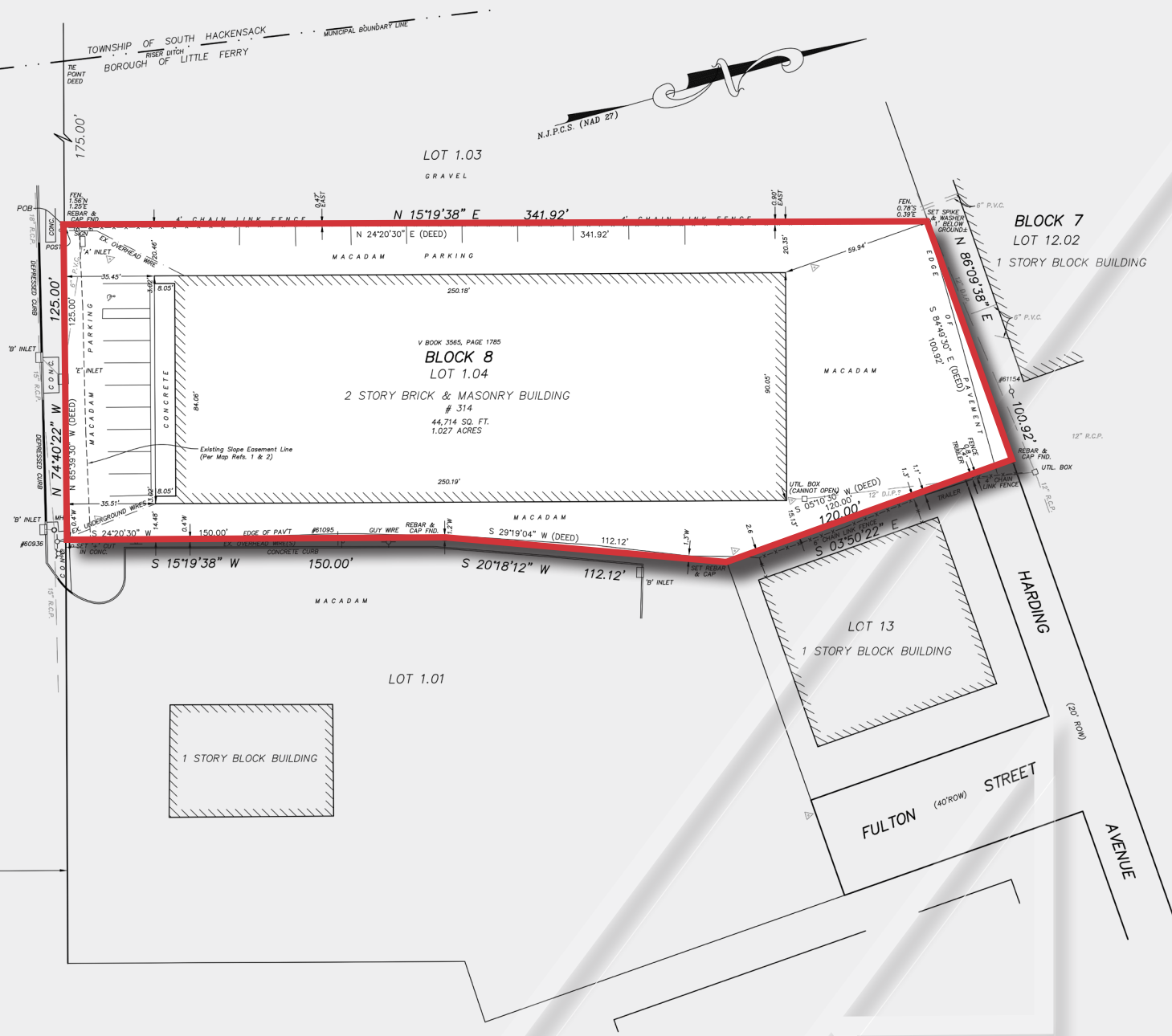


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NEW JERSEY STATE HIGHWAY ROUTE 46



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I-L Light Industrial: The purpose of the I-L Light Industrial Zone is to provide for light industrial manufacturing, assembling, packaging, processing, warehousing and similar or complementary activities

Permitted Uses: In the I-L Light Industrial Zone, no building or premises shall be used, and no building or part of a building shall be erected, constructed or altered, which shall be arranged, intended or designed to be used for any purpose other than the following uses. More than one permitted principal use may be combined within a building or site.

- a. Brewery/winery/distillery.
- b. Contractor's yard or facilities.
- c. Data center.
- d. Day-care and nursery school.
- e. Ground-mounted solar energy facility on a site 20 acres or larger.
- f. Laboratory.
- g. Light manufacturing.
- h. Machine repair and service.
- i. Office.
- j. Self-storage.
- k. Warehousing and distribution.
- l. Wholesale.

Conditionally Permitted Uses:

1. Wireless Telecommunications Towers and Antennas. (a) See Article 1100 of the Land Use Regulations for conditions and requirements.
2. Outdoor Storage. (a) Road frontage on Bergen Turnpike. (b) The use shall meet the requirements of Section 35-711, unless otherwise specified below. (c) A planted buffer of not less than forty (40) feet in width shall be provided along any side or rear yard adjacent to a residential use or district. The buffer shall be provided on the outward facing side of the fence or wall.

ZONED I-L Light Industrial

Teterboro



Little Ferry

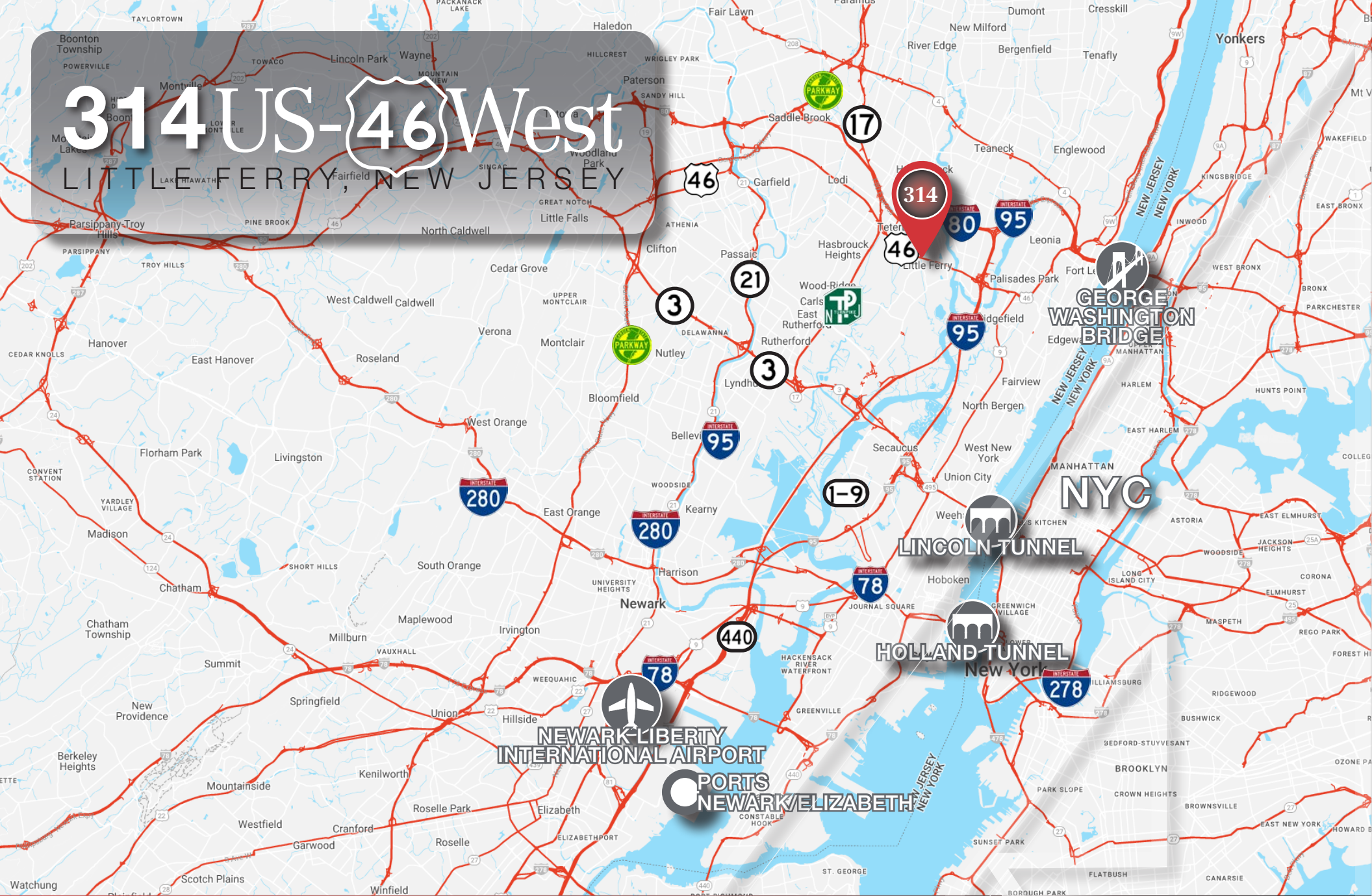
Permitted Accessory Uses:

- a. Offices.
- b. Training center for specialized training of business, commercial and/or trade skills.
- c. A cafeteria whose purpose is to serve food and drink to the employees of the principal use to which it is accessory.
- d. Garages and storage buildings.
- e. Off-street loading and parking, including structured parking.
- f. Roof-mounted solar energy facility, subject to § 35-125, Solar Energy Facilities.
- g. Parking canopy solar energy facility, subject to § 35-125, Solar Energy Facilities.

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