

# FOR SALE

## 120,000 SF Industrial Facility

10-50 Charles Street  
Westwood, New Jersey



- 120,000 SF Single Story Industrial
- 10,000 SF Office Space
- 14'-22' Clear Ceilings
  - 80,000 SF @ 14' (40' x 25' Bays)
  - 40,000 SF @ 22' (40' x 33' Bays)
- 8 Tailgate Doors
- Zoning: LM Light Manufacturing
- Exterior Lighting
- Utilities: Sewer, Water & Gas
- Parking: 100 Cars
- Sprinkler: Wet System
- Power: 3,000 Amps, 208/115
- Dock Seals, Bumpers & Canopy
- Heat: Gas Unit Heaters
- Acreage: 6.5 Acres
- Taxes: \$1.52/Sq. Ft.
- Sale Price: Upon Request



For further information and/or inspection please contact

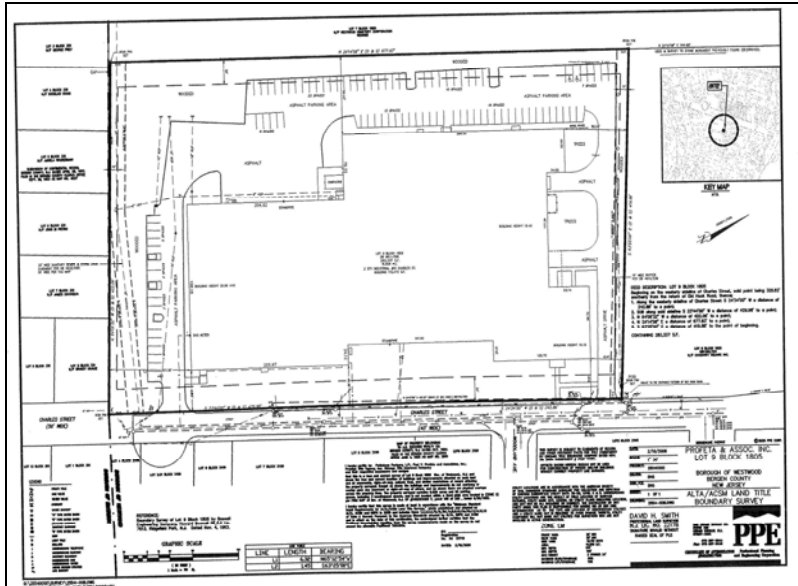
Exclusive Broker:

Thomas C. Nuara, Principal

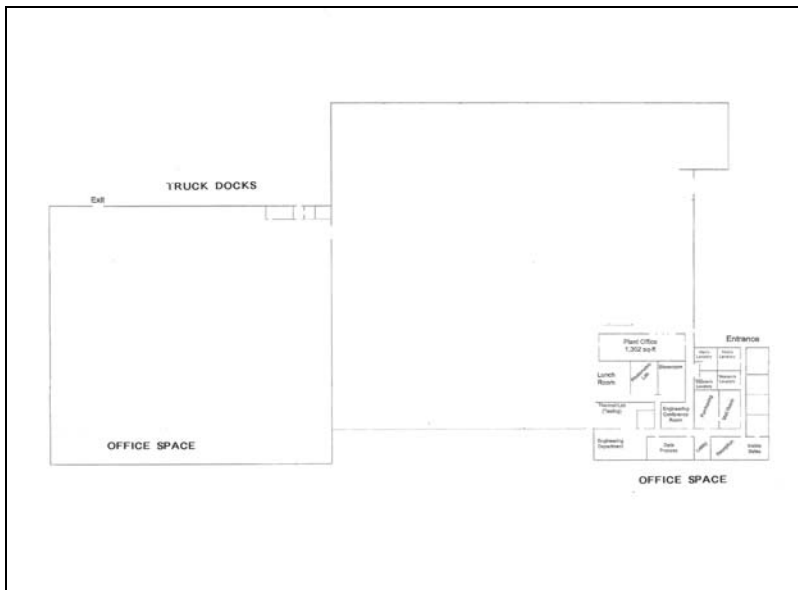
Email: [tnuara@resource-realty.com](mailto:tnuara@resource-realty.com)

Resource Realty of New Jersey, Inc.

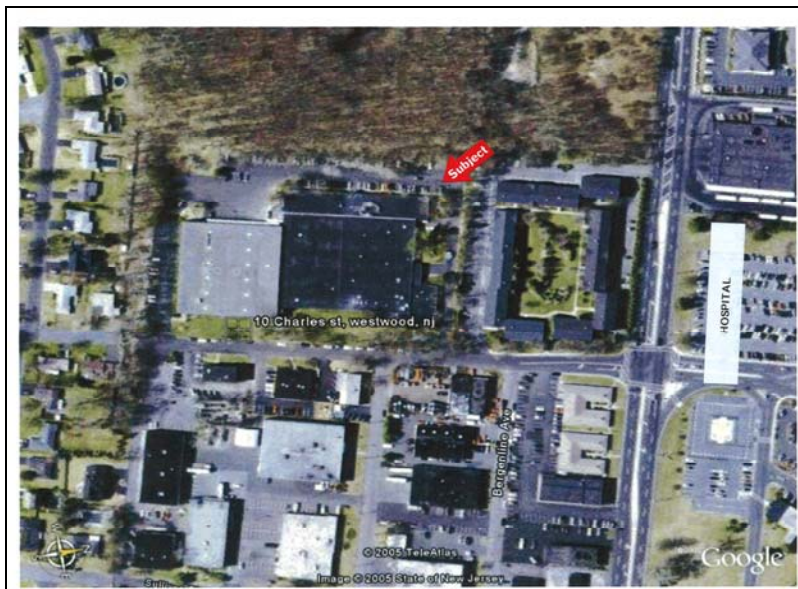
Cell: (908) 715-0595 Office: (732) 225-0300



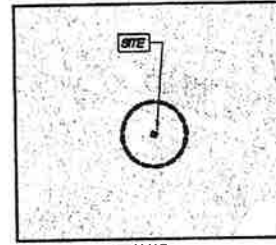
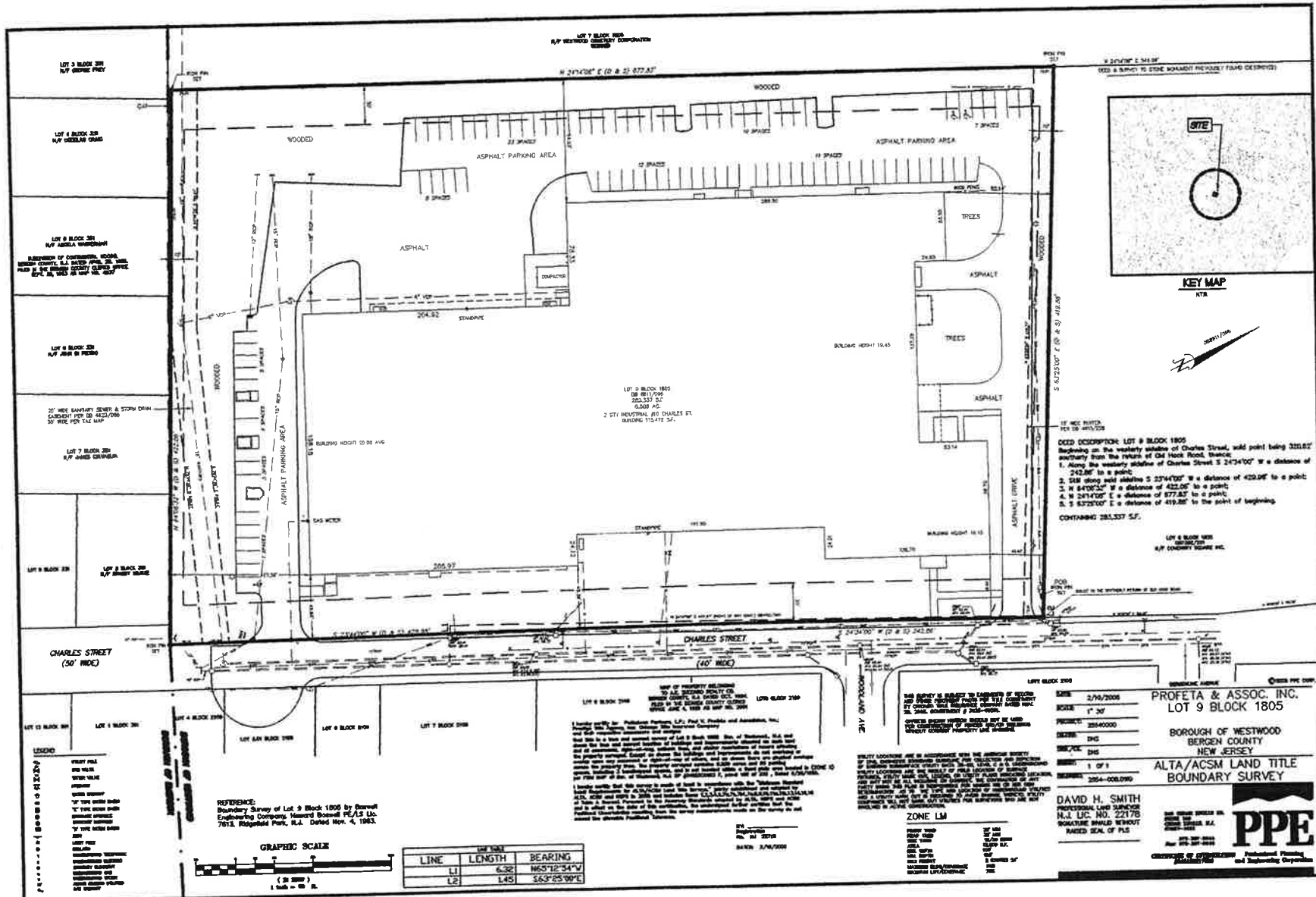
Site Plan



Floor Plan



Aerial



**DEED DESCRIPTION: LOT 9 BLOCK 1805**  
 Beginning on the westerly side of Charles Street, said point being 321.87' westerly from the return of Old Hook Road, thence:  
 1. Along the westerly side of Charles Street S 24°24'00" W a distance of 242.96' to a point;  
 2. S88°00'00" E a distance of 420.00' to a point;  
 3. W 84°00'00" E a distance of 432.00' to a point;  
 4. W 24°45'00" E a distance of 877.87' to a point;  
 5. S 83°25'00" E a distance of 419.85' to the point of beginning.  
 CONTAINING 283,337 S.F.

**DATE:** 2/19/2008  
**SCALE:** 1" = 30'  
**PROJECT:** 2004-0000  
**DRAWN:** DMS  
**CHECKED:** DMS  
**REVISION:** 1 OF 1  
**NO.:** 2004-000.090

**PROFETA & ASSOC. INC.**  
 LOT 9 BLOCK 1805  
 BOROUGH OF WESTWOOD  
 BERGEN COUNTY  
 NEW JERSEY

**ALTA/ACSM LAND TITLE  
 BOUNDARY SURVEY**

**DAVID H. SMITH**  
 PROFESSIONAL LAND SURVEYOR  
 N.J. LIC. NO. 22178  
 ROUTE ONE BRIDGE WOOD  
 NAUO, N.J. 07633  
 (908) 833-8888  
 FAX: (908) 833-8889

**PPE**  
 PROFESSIONAL PLANNING  
 AND ENGINEERING CORPORATION

REFERENCE:  
 Boundary Survey of Lot 9 Block 1805 by Stewart  
 Engineering Company, Howard Bossert P.E./S.L.S. No.  
 7613, Registered P.L.S., Dated Nov. 4, 1953.

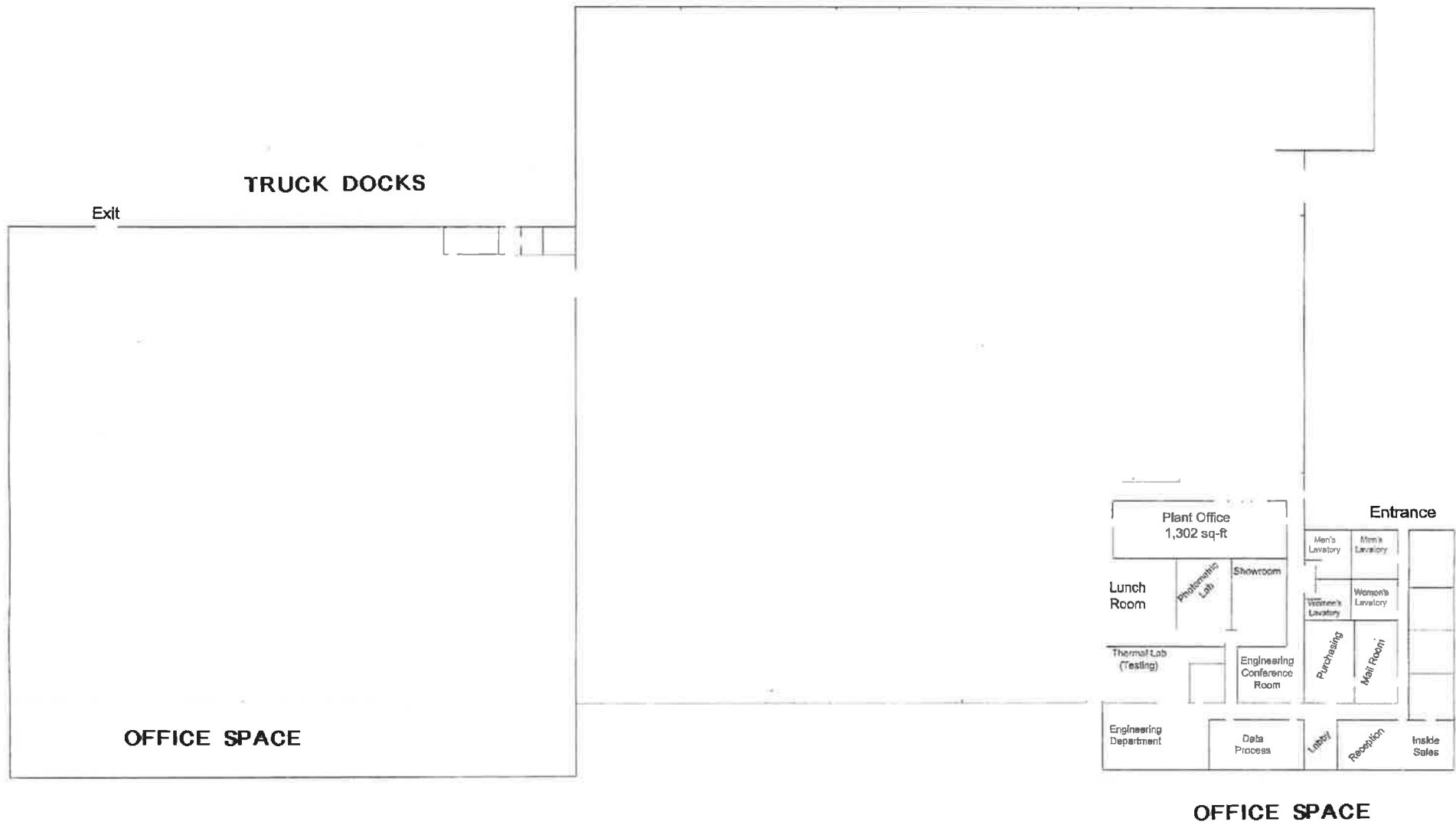


LINE	LENGTH	BEARING
L1	4.32	N65°12'54"V
L2	1.49	S63°25'WPE

I, the undersigned, Paul V. Profeta and Associates, Inc., a New Jersey Limited Liability Company, do hereby certify that the above described survey was made by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor in the State of New Jersey. I am duly Licensed Professional Land Surveyor in the State of New Jersey. I am duly Licensed Professional Land Surveyor in the State of New Jersey. I am duly Licensed Professional Land Surveyor in the State of New Jersey.

**ZONE LM**

MINIMUM SETBACK: 10' FROM ALL LOTS  
 MINIMUM FRONT SETBACK: 15' FROM ALL LOTS  
 MINIMUM SIDE SETBACK: 10' FROM ALL LOTS  
 MINIMUM REAR SETBACK: 10' FROM ALL LOTS  
 MINIMUM CORNER SETBACK: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO ADJACENT PROPERTY: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC HIGHWAY: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC UTILITY: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC WATER: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SEWER: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC GAS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC TELEPHONE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC CABLE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC POWER: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC LIGHTING: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC TRAFFIC: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SAFETY: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC HEALTH: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC WELFARE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC INTEREST: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC USE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC BENEFIT: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC GOOD: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC ORDER: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC DECORUM: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC MORALS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC VIRTUE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC HONOR: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC RESPECT: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC DIGNITY: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC INTEGRITY: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC FAITH: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC JUSTICE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC EQUITY: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC MODERATION: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SELF-CONTROL: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC REASON: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC WISDOM: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC KNOWLEDGE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SKILL: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC ART: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SCIENCE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC LETTERS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC ARTS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SCIENCES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC PROFESSIONS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC OCCUPATIONS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC TRADES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC INDUSTRIES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SERVICES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC UTILITIES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC TRANSPORTATION: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC COMMUNICATIONS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC INFRASTRUCTURE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC FACILITIES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC SERVICES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC UTILITIES: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC TRANSPORTATION: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC COMMUNICATIONS: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC INFRASTRUCTURE: 10' FROM ALL LOTS  
 MINIMUM DISTANCE TO PUBLIC FACILITIES: 10' FROM ALL LOTS



TRUCK DOCKS

Exit

OFFICE SPACE

Plant Office  
1,302 sq-ft

Lunch  
Room

Photographic  
Lab

Showroom

Thermal Lab  
(Testing)

Engineering  
Conference  
Room

Men's  
Lavatory

Men's  
Lavatory

Women's  
Lavatory

Women's  
Lavatory

Purchasing

Mail Room

Engineering  
Department

Data  
Process

Lobby

Reception

Inside  
Sales

Entrance

OFFICE SPACE



**Resource Realty**  
of Central New Jersey

1090 King Georges Post Road • Suite 601  
Edison, N.J. 08837-3721  
(732) 225-0300 • Fax (732) 225-5551  
www.resource-realty.com





















10 Charles St, Westwood, NJ

Subject

HOSPITAL

Bergenline Ave

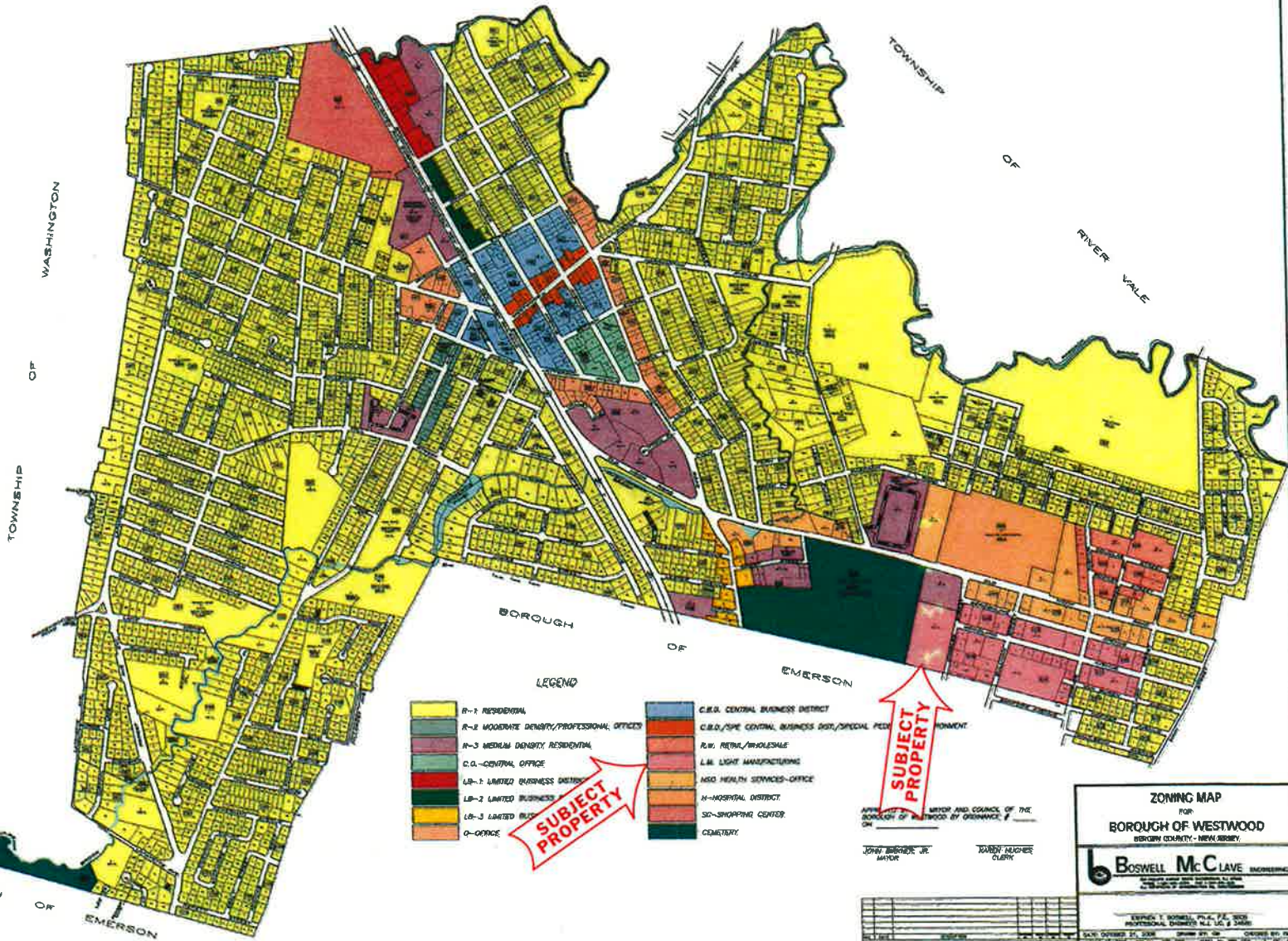
Google

© 2005 TeleAtlas

















Image © 2005 State of New Jersey



BOROUGH OF HILLSDALE



LEGEND

- |   |   |
|---|---|
|  R-1 RESIDENTIAL                           |  C.B.D. CENTRAL BUSINESS DISTRICT               |
|  R-2 MODERATE DENSITY/PROFESSIONAL OFFICES |  C.B.D./SPE CENTRAL BUSINESS DIST./SPECIAL PEDI |
|  R-3 MEDIUM DENSITY RESIDENTIAL            |  R.W. RETAIL/WHOLESALE                          |
|  C.O. -CENTRAL OFFICE                      |  L.M. LIGHT MANUFACTURING                       |
|  LB-1 LIMITED BUSINESS DISTRICT            |  M&H HEAVY SERVICES-OFFICE                      |
|  LB-2 LIMITED BUSINESS DISTRICT            |  H-HOSPITAL DISTRICT                            |
|  LB-3 LIMITED BUSINESS DISTRICT            |  SO-SHOPPING CENTER                             |
|  O-OFFICE                                  |  CEMETERY                                       |

**SUBJECT PROPERTY**

**SUBJECT PROPERTY**

APPROVED BY THE BOARD OF FREEHOLDERS AND COUNCIL OF THE BOROUGH OF WESTWOOD BY ORDINANCE # \_\_\_\_\_ ON \_\_\_\_\_

JERRY BISHOP, JR.  
MAYOR

BARBARA ALBUQUERQUE  
CLERK

ZONING MAP  
FOR  
BOROUGH OF WESTWOOD  
BERGEN COUNTY - NEW JERSEY

**BOSWELL McCLAVE** ENGINEERING

ESTABLISHED 1968  
PROFESSIONAL ENGINEERS N.E. LIC. # 24861

SCALE: 1"=500' (SEE PLAN FOR DETAILS)

DATE: 05/11/2011

PROJECT: ZONING MAP FOR THE BOROUGH OF WESTWOOD

BY: [Signature]

**Area and Bulk Regulations**  
 Borough of Westwood, New Jersey  
 Amended 5/20/08

Zone	Minimum Lot Area (sq. ft)	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Front Yard (ft.)	Minimum Side Yard Each/Total (ft.)	Maximum Floor Area Ratio (FAR)	Minimum Rear Yard (ft.)	Maximum Building Coverage (percent)	Max. Impervious Coverage (percent)	Max. Bldg. Height (st/ft)
R-1	7,500	75	100	22 <sup>(1)</sup>	10/35% of lot width <sup>(4)</sup>	--	30	22	40	2½/28 <sup>(3)</sup>
R-2	7,500	75	100	20 <sup>(2)</sup>	10/30% of lot width <sup>(4)</sup>	--	20	40	60	2½/28 <sup>(3)</sup>
R-3	3 acres	300	200	20	10/20	--	30	40	60	2½/28 <sup>(3)</sup>
CO	7,500	75	100	20	10/20	0.25	20	50	65	3/35
CBD	15,000	100	100	20	10/20% of lot width	--	30	40	60	2/30
CBD/SPE	2,500	50	100	0	0	--	20	60	-	2/35
SC	5 acres	500	400	100	50	0.25	100	25	70	1/20
RW	1 acre	200	200	40	20/60	0.50	40	60	75	1/20
LB-1	15,000	125	100	20	10/40	0.50	30	40	70	2/25
LB-2	10,000	75	100	10	10/40	0.50	30	40	70	2/25
LB-3	15,000	125	100	25	10/40	0.50	30	40	70	2/25
LM	15,000	100	100	30	10/20	0.75	30	60	75	2/24
HSD	15,000	150	150	40	10% of lot width/20% of lot width	0.40	15% of lot depth	40	70	3/35
H	20 acres	500	300	95	35/100	0.91	20 feet (existing) <sup>(5)</sup> /95 feet (new construction)	40	70	5/65
O	7,500	75	100	22	10/30	0.50	30	50	65	2½/32

**SUBJECT PROPERTY**

*Notes:*

- (1) Maximum 35 foot and conforming to street average.
- (2) Maximum 30 foot setback and conforming to street average.
- (3) Maximum height of the ridge beam for a sloped roof shall be 35 feet.
- (4) For single family developed lots with 60 feet or less of lot width, the minimum side yard shall be 9 feet and the total of both side yards shall be 35% of lot width.
- (5) 20 foot setback for building conditions existing as of the date of Ordinance 08-10. New construction shall be required to have a minimum 95 foot setback.

*Borough of Westwood, NJ  
Wednesday, October 8, 2014*

## Chapter 195. LAND USE AND DEVELOPMENT

### Part 3. Zoning

#### Article XIV. Zone Districts and Permitted Uses

##### § 195-125. LM Light Manufacturing District.

- A. The purpose of the LM Light Manufacturing District is to permit light manufacturing, warehouse, office and research uses.
- B. The principal permitted uses allowed in the LM District include the following:  
[Amended 9-18-2012 by Ord. No. 12-17]
  - (1) Light manufacturing;
  - (2) Warehouses;
  - (3) Self-storage facilities;
  - (4) Laboratories;
  - (5) Business, professional and medical offices;
  - (6) Essential municipal purposes;
  - (7) Child-care facilities, subject to § **195-129B**;
  - (8) Instructional dance or martial arts studios;
  - (9) Glass, window or mirror businesses;
  - (10) Individualized instructional sports training facilities (excluding health clubs); shall not exceed a maximum net training floor area of 10,000 square feet;
  - (11) Automotive and automotive body repair shops. Outdoor storage associated with such facilities shall conform with the outdoor storage requirements noted in the accessory uses in this zone;
  - (12)



Car leasing and rental facilities. Outdoor storage associated with such facilities shall conform with the outdoor storage requirements noted in the accessory uses in this zone;

- (13) Fabrication businesses;
- (14) Garden centers and nurseries;
- (15) Contractor facilities (permitting tradesmen such as painters, plumbers, carpenters, electricians, roofers and excavators). Outdoor storage associated with such facilities shall conform with the outdoor storage requirements noted in the accessory uses in this zone;
- (16) Security businesses;
- (17) Printing facilities;
- (18) Medical supplies;
- (19) Medical products research and development facilities.

C. Accessory permitted uses allowed in the LM District include the following:

- (1) Off-street parking, subject to Article **XX**, Off-Street Parking Requirements, of this chapter.
- (2) Fences and walls, subject to § **195-130G**.
- (3) Signs, subject to Article **XIX**, Sign Regulations, of this chapter.
- (4) Child-care facilities, subject to § **195-129B**.
- (5) Outdoor storage areas conforming with the following:  
[Added 9-18-2012 by Ord. No. 12-17]
  - (a) Storage must be within an area defined and completely screened in accordance with specific approval of a site plan by the Planning or Zoning Board;
  - (b) Screened with a minimum buffer in accordance with the buffer requirements of § **195-133** from a residential-zoned or -developed property;
  - (c) The area shall be calculated in the total impervious coverage of the site;
  - (d) Shall be set back at least 10 feet from a side or rear lot line and not permitted in a front yard;
  - (e) The storage areas shall not occupy or obstruct the parking space requirements required by code;

- (f) The storage areas and materials shall be no higher than 15 feet high;
- (g) The storage areas shall be at least 15 feet from a principal structure;
- (h) A storage area is not permitted on a lot wherein there is not a principal building or structure;
- (i) The storage area material must be only for the business activities of the tenant or owner of the principal structure on the lot in question;
- (j) The storage of registered or unregistered motor vehicles or trailers on site for more than 14 consecutive days shall be deemed outdoor storage;
- (k) The storage of waste as outdoor storage is not permitted except in accordance with applicable solid waste and health code requirements. All storage areas shall comply with applicable performance standards as contained herein.

D. Conditional permitted uses allowed in the LM District include the following:

- (1) None.

E. The applicable area and bulk requirements are presented in the accompanying Schedule of Area and Bulk Requirements set forth at the end of this chapter.