

# 79,500 SF Industrial Property For Sale

## 4 American Way, Spotswood, NJ

2 Miles to Routes 18 | Proximate to Route 1 and NJ Turnpike | 30 Minutes to the Ports



For Additional Information Contact Exclusive Broker:

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# 79,500 SF | 4 American Way, Spotswood, NJ

## Specifications

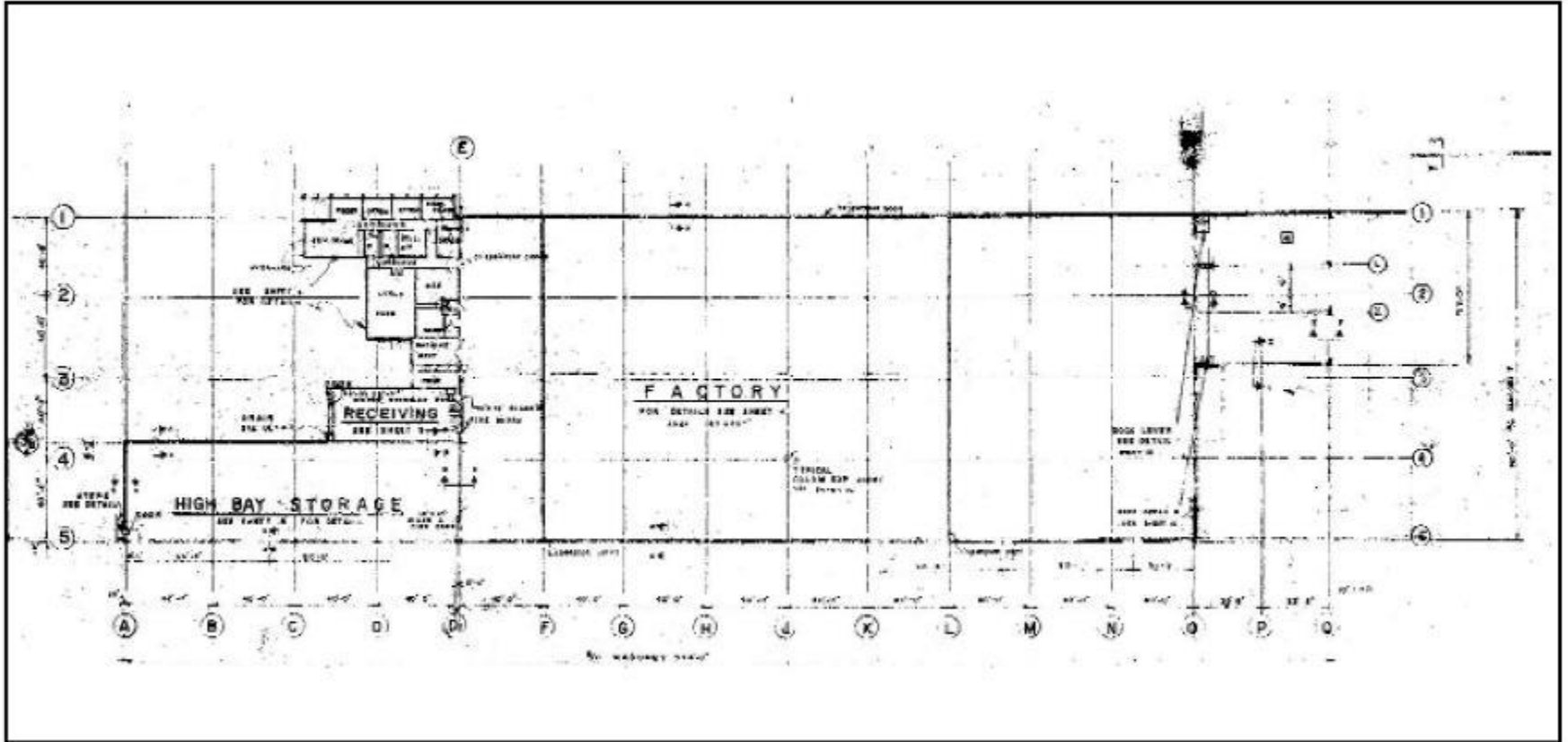
- 79,500 SF Industrial Building on 14.96 acres
  - 66,000 SF with 16' Clear ceiling heights
  - 8,500 SF with 24' Clear ceiling heights
  - 5,000 SF Office space with lunch and men/ladies' locker rooms
- 4 Exterior loading docks, 7 interior loading docks, 1 drive-in door, 2 rail doors
- 40' X 40' Column spacing in 16' clear ceiling height area
- 5,000 Amps of power
- Abundant trailer parking and/or building expansion
- Limited industrial zoning
- Block 91.3 / Lot 6
- Zoned Light Industrial
- ± \$1,000,000 spent last year to pave 7 acres of land for outdoor storage & upgrading lighting in warehouse to LED motion sensors
- Annual taxes (2019) - \$97,753.64

## Location

- 2 Miles to Route 18
- Proximity to Route 1 and NJ Turnpike
- 30 Minutes to Newark Liberty Airport and Port Newark/Elizabeth



## Floor Plan



**§ 120-416. LI Light Industrial District**

A. Permitted principal uses on the land and in buildings:

- (1) Fully enclosed warehouse, wholesale, distribution or self-storage facilities
- (2) Contractors shops and businesses such as heating and cooling plumbing supply houses, sheet metal fabrication businesses, electrical contractor shops, cabinet and countertop fabrication, electronics and appliance repair and clearance warehouses.
- (3) Offices and office buildings.
- (4) New and used automotive sales or sales of similar specialty vehicles, or sales of general equipment or machinery, or machine repair or service businesses.
- (5) Automotive body shops, repair garages, engine, transmission, auto glass, or similar specialty automotive repair shops, excluding junkyards, salvage or recycling uses
- (6) Private recreational academies for gymnastics, dance, karate or similar sports training facilities, or private recreational uses such as membership gyms, skating rinks, bowling alleys, sports clubs, rock-climbing gyms or paintball facilities.
- (7) Scientific or research laboratories and limited manufacturing, provided that all operations and activities, except parking, shall be carried on within enclosed buildings and provided further that at no time will said uses cause or result in:
  - (a) Violation of the performance standards of this ordinance including, dissemination of smoke, gas, dust, odor, noise, glare, vibration, heat, electromagnetic interference, discharge of any waste material whatsoever onto the ground or into any watercourse, or any other matter which pollutes the atmosphere outside the building in which the use is conducted, or anywhere on the site.
  - (b) The manufacture of explosives or any similar physical hazard by means of fire, explosion, radiation or any similar cause to property in the same or in adjacent districts.
  - (c) Mining or and, clay or gravel or other extractive processes, and commercial stripping of topsoil.

B. Accessory uses permitted:

- (1) Off-street loading and off-street parking and private garages to house delivery trucks or other commercial vehicles
- (2) General storage buildings for the storage of materials owned by the owners or tenants of the property.

## 79,500 SF | 4 American Way, Spotswood, NJ | ZONING

- (3) Employee cafeterias in service to the employees of the principal use designated on the site plan as approved by the Planning Board.
- (4) All storage tanks including by not limited to water, chemicals, propane and automobile and heating fuel storage tanks, provided that such tanks are no higher than 15 feet above the ground and all tanks comply with any applicable federal, state and/or local ordinances, statutes, codes and regulations. Any proposed tank over 15' high shall not be a permitted or accessory use.
- (5) Security guard houses, gate houses and bus shelters not exceeding 12 feet in height, located in the front yard along the entrance driveway(s) to the property and set back at least 25 feet from all street and property lines.
- (6) Temporary construction trailers and one sign not exceeding 32 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement, and are set back at least 30 feet from all street and lot lines.

### C. Conditional Uses:

- (1) Public utility facilities and uses subject to the Conditional Use standards specified in the Conditional Use standards specified in this chapter.

### D. Prohibited Uses:

- (1) Nothing contained herein shall prohibit a permitted use from conducting occasional warehouse sales or from establishing warehouse showrooms smaller than 2,500 SF, or prohibit a permitted use from conducting incidental retail sales at its facility in a sales area no greater than 2,500 SF.
- (2) Junkyards, auto body salvage, waste transfer uses and/or similar materials recycling facilities
- (3) Storage of explosives or any toxic materials
- (4) Blast furnaces
- (5) Slaughterhouses
- (6) All adult uses, including bookstores, strip clubs, nude clubs or go-go bars of any type.
- (7) Landfills and dumps.
- (8) Residential uses of any kind.
- (9) Any heavy-industry as determined by the Zoning Officer.

### E. Area and yard requirements:

Minimum Lot Area <sup>1</sup> :	60,000 sf
Minimum Lot Width:	200'

## 79,500 SF | 4 American Way, Spotswood, NJ | ZONING

Minimum Lot Depth:	300'
Minimum Front Yard:	100'
Minimum Side/Both Yard:	25'/50'
Minimum Rear Yard:	50'
Maximum Building Coverage:	20%
Maximum Impervious Coverage:	50%
Maximum Building Height:	2.5 Story, 35'
Minimum Accessory Side Yard:	25'
Minimum Accessory Rear Yard:	25'
Maximum Accessory Height:	15'
Minimum Gross Floor Area:	10,000 square feet

### F. Additional requirements:

- (1) Any principal building may contain more than one use, but only one principal building is permitted on a lot.
- (2) Unless otherwise specifically approved by the Board as part of a site plan application, no merchandise, product, equipment or similar material or objects shall be displayed or stored outside. Where merchandise, products, equipment or similar material or objects are approved by the Board to be displayed or stored outside, the materials shall be suitably screened to be obscured from view from adjacent properties not located within the LI District and must be situated within the property lines of the principal use.
- (3) All areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or plantings and maintained in good condition.
- (4) All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. All building walls shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.
- (5) The minimum required setback area shall include a landscaped buffer screening of 25 feet in width along any common property line with a residential district or use and 10 feet in width along any other property line. To the greatest extent possible, existing woodlands, windbreaks and watersheds shall be preserved and the existing native forested nature of the ground shall be maintained. Where topography, tree growth or other natural or man-made features exist to provide adequate year-round separation of residential and industrial uses, the Planning Board may waive the buffer screening requirement.
- (6) Within the required front yard area and at least 10 feet adjacent to any nonresidential lot line and 25 feet adjacent to any residential lot line, there shall be no parking or loading and, except for access driveways, the area shall be planted and maintained in lawn area or ground cover and landscaped with evergreen shrubbery, except that a total of no

## 79,500 SF | 4 American Way, Spotswood, NJ | ZONING

more than 20 visitor parking spaces may be provided in the front yard area directly in front of the principal building, provided that they are adequately screened from view.

- (7) A detailed description of any proposed industrial process as well as its resulting products and by-products shall be included in any development application.
- (8) Liquid waste and sewage shall be discharged into an approved existing public sewage treatment plant or shall be treated in a treatment plant or process which is in compliance with state statutes and the requirements of the New Jersey Department of Environmental Protection. A certificate or statement of adequacy from the Board of Health and the New Jersey Department of Environmental Protection shall be required prior to the issuance of a zoning or building permit.
- (9) Any private water system shall meet all requirements of the Borough and state. Additionally, a statement from the state geologist indicating the adequacy of an underground water supply for the intended use shall be required prior to the issuance of a zoning or building permit.
- (10) Precautions against fire hazards, air pollution, radiation and explosion; provisions for the handling and storing of materials; structural building design; and provisions for safeguarding the health of workers shall be set forth and shall comply with applicable state statutes and the requirements of the New Jersey Department of Environmental Protection and Department of Labor and Industry.
- (11) No vibration or glare shall be evident at any point more than 150 feet from the source of said vibration or light.
- (12) No more than two access driveways shall be permitted for each 300 feet of street frontage. Access shall be provided to the lot from a collector road. No entrance or exit upon a public road shall be located within 200 feet of any street intersection and within 25 feet of any property line.
- (13) All interior driveway(s) and/or road(s) shall be maintained at all times so as to be kept free of dust, and no debris, gravel or dirt shall be tracked onto any public streets from the site.
- (14) Where a lot within the LI Light Industrial District lies adjacent to a lot in the C Conservation District which is held in common ownership, the lot in the C District may be utilized to satisfy yard setback requirements for said lot in the LI District, provided that a minimum ten-foot setback is maintained from any required freshwater wetland transition area or one-hundred-year floodplain.

G Off-street parking. As specified in the Parking chapter of this ordinance.

H Off-street loading. As specified in the Loading chapter of this ordinance.

I Signs. As specified in the Signs chapter of this ordinance.



Bird's eye front



Bird's eye back





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