

859

WILLOW GROVE ST

Hackettstown, NJ

FOR SALE:

± 33,000 SF INDUSTRIAL
BUILDING ON ± 12.5 ACRES
WITH OUTDOOR STORAGE



For more information, please contact:

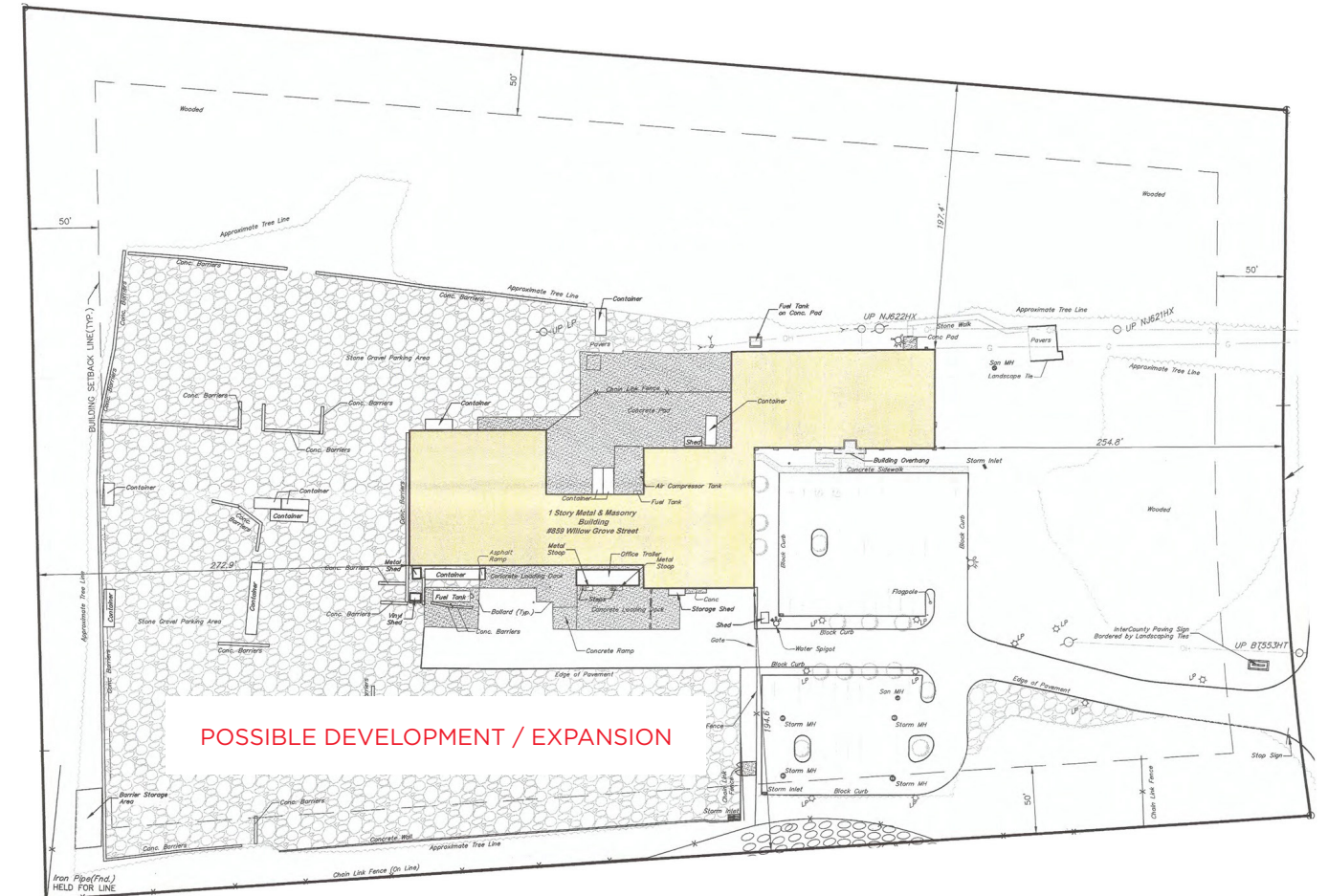
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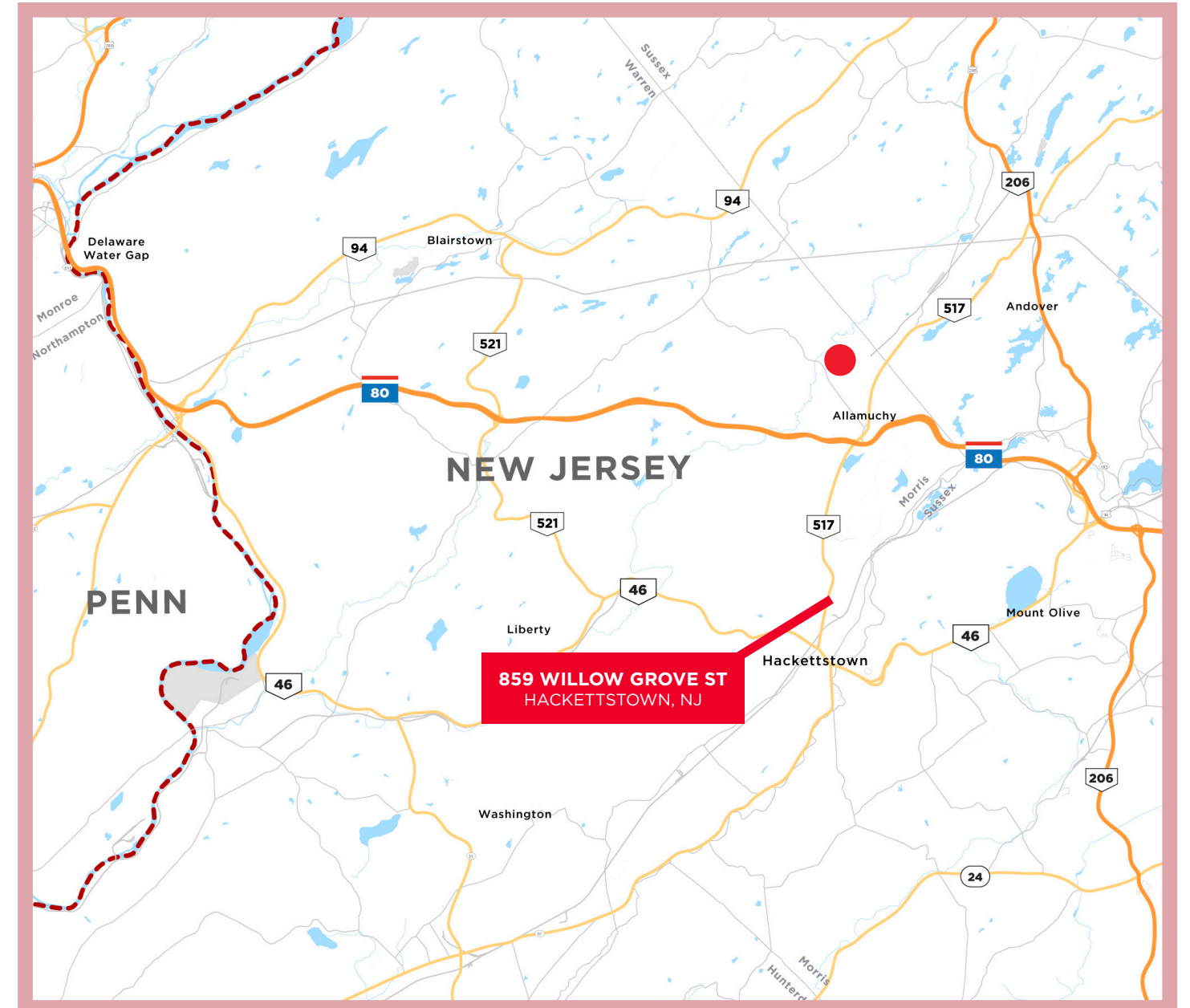
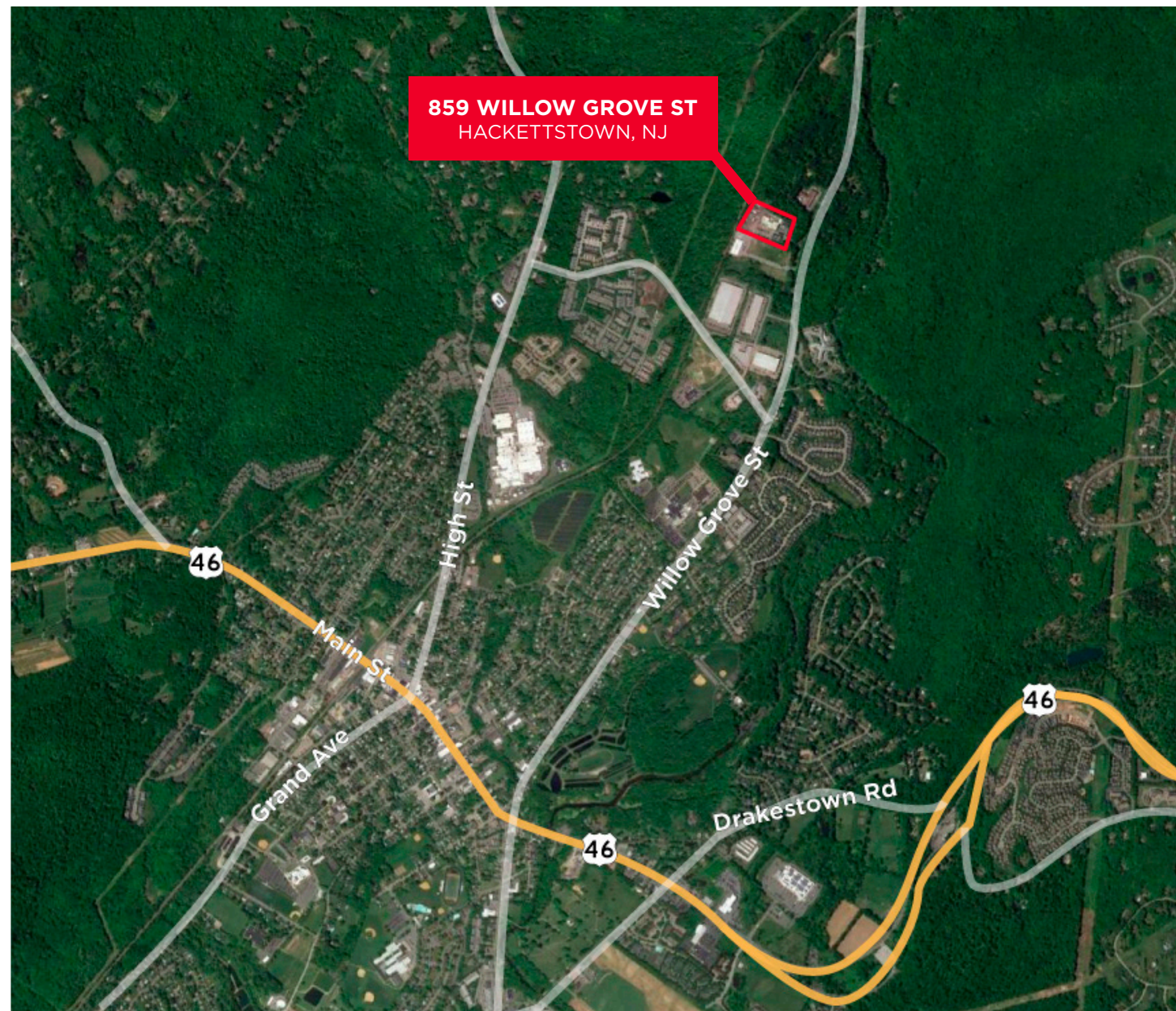
property highlights & site plan



- ± 33,000 SF building (± 8,000 SF office)
- ± 12.5 acres (additional development possible)
- Ceiling Height: 14'-16'
- Huge parking area
- Level property
- Zoned Limited Manufacturing
- Drive-in and tailgate loading
- Ample power
- Outside storage permitted
- Ideal contractors yard
- Rail sided
- Above ground fueling tank
- Natural gas, city water/sewer
- Close to Routes 46, 80 and 517



location highlights



ZONING REGULATIONS - LM (LIMITED MANUFACTURING)

A. Principal Permitted Uses on the Land and in Buildings:

1. Offices and office buildings with multi-tenant space.
2. Limited manufacturing plants of a type which carry on processes within completely enclosed buildings, including manufacture, assembly or treatment of products from previously prepared material.
3. Laboratories of an experimental, research or testing nature which carry on processes within completely enclosed buildings and which do not produce noticeable noise, vibrations, smoke, dust, odors, heat or glare outside the building.
4. 'Limited Manufacturing Park' on tracts of land at least ten (10) acres in area comprised of the preceding uses.
5. Adult Businesses as Conditional Uses under N.J.S.A. 40:55D-67 (Sec. 601 for standards).
6. Distribution centers. Excluded shall be trucking terminals and vehicle maintenance facilities.
7. Warehouses provided they do not exceed 75% of the gross floor area of the individual buildings. Excluded shall be trucking terminals and vehicle maintenance facilities.
8. Contractors storage yards.
9. Public utility storage yards.
10. Commercial indoor recreation facilities.
11. Meeting & Assembly Halls for Social, Charitable & Fraternal Organizations or Clubs as conditional uses under N.J.S.A. 40:55D-67 (See Section 601 for standards).
12. Auction Houses
13. Livestock Auctions, provided that no slaughterhouse operations are included and provided that animals are not kept on site for in excess of seven (7) days.
14. Public playgrounds, public conservation areas, public parks, public open space and public purpose uses as defined in Section 200 of this Ordinance.
15. Private for profit medical uses as a conditional use subject to the site being within one half mile of the boundary of the HF District.

B. Accessory Uses Permitted:

1. Off-street parking (see Section 408 F. hereinbelow and Section 508).
2. Fences and walls (see Section 503).
3. Signs (see Section 408 G. hereinbelow and Section 513).

4. Garages and storage buildings.
5. Satellite dish antenna as Conditional Uses under N.J.S.A. 40:55D-67 (see Section 601 for standards).
6. Temporary construction trailers and one (1) sign not exceeding fifty (50) 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 (1) year, whichever is less, provided said trailer(s) and sign are on the site where construction is taking place and are set back at least ten (10) feet from all street lines.
7. Employee cafeterias as part of a principal building or as the entire use of an accessory building, provided the cafeteria is limited in service to the employees of the principal use designated on the site plan as approved by the Board.
8. Customary accessory uses and structures which are clearly incidental to the principal use and structure.

C. Maximum Building Height:

No building height shall exceed forty-five (45) feet in height and three (3) stories except:

- 1) As allowed in Section 602.
- 2) On lots which exceed 50 acres where it can be demonstrated that additional height is required to specifically accommodate manufacturing processes and associated equipment unique to the use located on that lot. In such cases, the maximum permitted building height shall be calculated based on the setback of the improvement from the street line as follows:

Setback From Street Line	Maximum Height Permitted
0 to 150 feet	45 feet
150 to 300 feet	55 feet
300 feet and beyond	65 feet

D. Area and Yard Requirements:

Principal Building Minimum	"LM" District	Lots Within "LM" Parks
Lot area	3 ac.	1 ac.
Lot frontage	300'	150'
Lot width	300'	150'
Lot depth	300'	150'
Side yard (each)	50'	40'
Front yard	50'	40'
Rear Yard	50'	40'
Accessory Building Minimum		
Distance to side line	25'	20'
Distance to rear line	25'	20'
Distance to other building	25'	20'
Maximum		
Building coverage	30%	30%

E. General Requirements:

1. Any principal building may contain more than one use and/or organization provided that the total building coverage of the combined activities does not exceed the maximum coverage specified for the district. Any lot may contain more than one (1) principal building provided that the minimum lot size is at least three (3) acres and that all bulk, yard and coverage requirements are met.
2. All buildings shall be compatibly designed, whether constructed all at one time or in stages over a period of time. All building walls facing any street or residential district line shall be suitably finished for aesthetic purposes.
3. Unless otherwise specifically approved by the Board, no merchandise, products, equipment or similar material or objects shall be displayed or stored outside, and all solid waste not stored within a building shall be stored within an enclosed container.
4. All areas not utilized for buildings, parking, loading, access aisles, driveways or pedestrian walkways should be suitably landscaped with shrubs, ground cover, seeding or similar

plantings and maintained in good condition.

5. At least the first twenty (20) feet adjacent to any street and/or property line shall not be used for parking and shall be planted and maintained in lawn area or ground cover and appropriately landscaped. The minimum setback area shall include a densely planted buffer of evergreen trees at least six (6) feet in height at time of planting along any common property line with a residential district.

F. Minimum Off-Street Parking:

Each individual use shall provide parking spaces according to the following minimum provisions:

1. One (1) space for every fifteen hundred (1,500) square feet or fraction thereof of net habitable floor area used for inside storage, warehousing or wholesale distribution activity, plus one (1) space for every (750) square feet or fraction thereof of net habitable floor area used for limited manufacturing or laboratories, plus one (1) space for every two hundred fifty (250) square feet or fraction thereof of net habitable floor area used for offices; provided that the number of parking spaces resulting from the application of these provisions to the subject building shall not be increased by more than 10%.
2. Indoor commercial recreation facilities shall provide one parking space for every three persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such fashion -for example bowling alleys, tennis courts or exercise stations) plus one space per 200 square feet of grossfloor area used in a manner not susceptible to such calculation.
3. The Board may permit a reduction in the paved area devoted to parking provided: (a) The submitted plan shall include all the parking spaces required by this Ordinance and shall include those spaces to be paved and those requested not to be paved; b) All parking areas not to be paved shall be suitably landscaped and such landscaping shall be indicated on the submitted plan and be in addition to landscaping otherwise required or necessary. (c) The drainage system for the site shall be designed to accommodate the surface water runoff from all parking and driveway areas, considering all such areas to be paved whether proposed to be paved as part of the application approval or deferred to a possible

future date; (d) The applicant shall agree in writing on the submitted plan to pave any or all of the non-paved parking areas should the paved parking areas prove to be inadequate to accommodate the on-site parking needs of the premises.

4. Auction houses shall provide one space per two patron seats provided or one space per 50 square feet of gross floor area, whichever is greater.

5. See Section 508 for additional standards.

G. Permitted Signs:

1. Each principal use may have one (1) sign either free-standing or attached to the building, nor exceeding an area equivalent to five percent (5%) of the front facade of the principal building or fifty (50) square feet, whichever is smaller. Free-standing signs shall not exceed ten (10) feet in height and shall be set back at least thirty (30) feet from all property and street lines. Where an individual activity has direct access from the outside, a sign not exceeding eight (8) square feet identifying the name of the activity also may be attached to the building at the entrance to the activity.

2. Additionally, each subdivided development park may have one (1) sign along each arterial or collector road which the tract in question abuts provided there exists at least two hundred fifty (250) feet of unbroken frontage. Such sign(s) shall not exceed fifteen (15) feet in height, shall be set back from street right-of-way and driveways at least thirty (30) feet and shall be set back from any property line at least fifty (50) feet, shall not exceed an area of fifty (50) square feet, and shall be used only to display the development's name.

3. See Section 513 for additional standards.

H. Minimum Off-Street Loading:

1. Each principal use shall provide for off-street loading and unloading with adequate ingress and egress from streets and with adequate space for maneuvering and shall provide such

area at the side or rear of the building. Each space shall be at least fifteen feet by forty feet (15' x 40') and a minimum of one (1) space shall be provided for each building. Additional spaces may be necessary and required dependent upon the specific activity. There shall be no loading or unloading from the street.

2. There shall be at least one (1) trash and garbage pick-up location provided by each building which shall be separated from the parking spaces by either a location within the building or in a pick-up location outside the building which shall be a steel-like, totally enclosed container located in a manner to be obscured from view from parking areas, streets and adjacent residential uses or zoning districts by a fence, wall, planting or combination of all three.



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