

11 York Avenue West Caldwell, NJ

For Lease
15,886 SF
Industrial/Flex Building



INQUIRE FOR PRICING AND MORE INFORMATION

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE





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11 York Avenue
West Caldwell, NJ

\$1.625 MM Property Upgrades

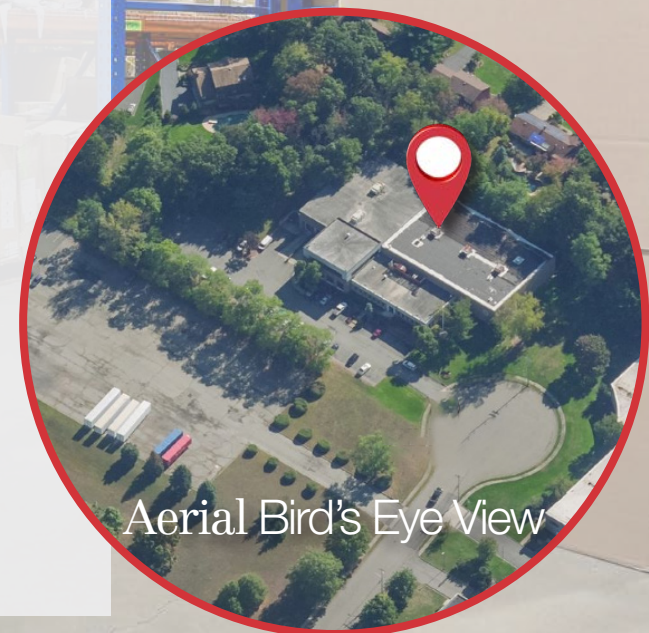
- ✓ Roof
- ✓ Façade
- ✓ HVAC
- ✓ Led lights inside & outside (all motion activated)
- ✓ Repaved lot
- ✓ Overhead drive-in door
- ✓ Tailgate with leveler
- ✓ All windows & doors
- ✓ Bathroom with shower
- ✓ Painted walls & ceilings

Property Features

- 34,800 SF building
- 15,886 SF total available
- 12,730 SF warehouse and 3,156 SF office
- Lot Size: 2.68 acres
- 1 shared tailgate (with leveler)
- 1 shared drive-in
- Ceiling height: 22'- 23'
- 1200 amps; heavy power
- 52 car parking for building
- Wet sprinkler system
- Property manager on-site
- Zoning M-1 (Limited Manufacturing District)
- Call for pricing or more information

NOTES:

This property is NOT in a flood zone, therefore flood insurance is not needed.



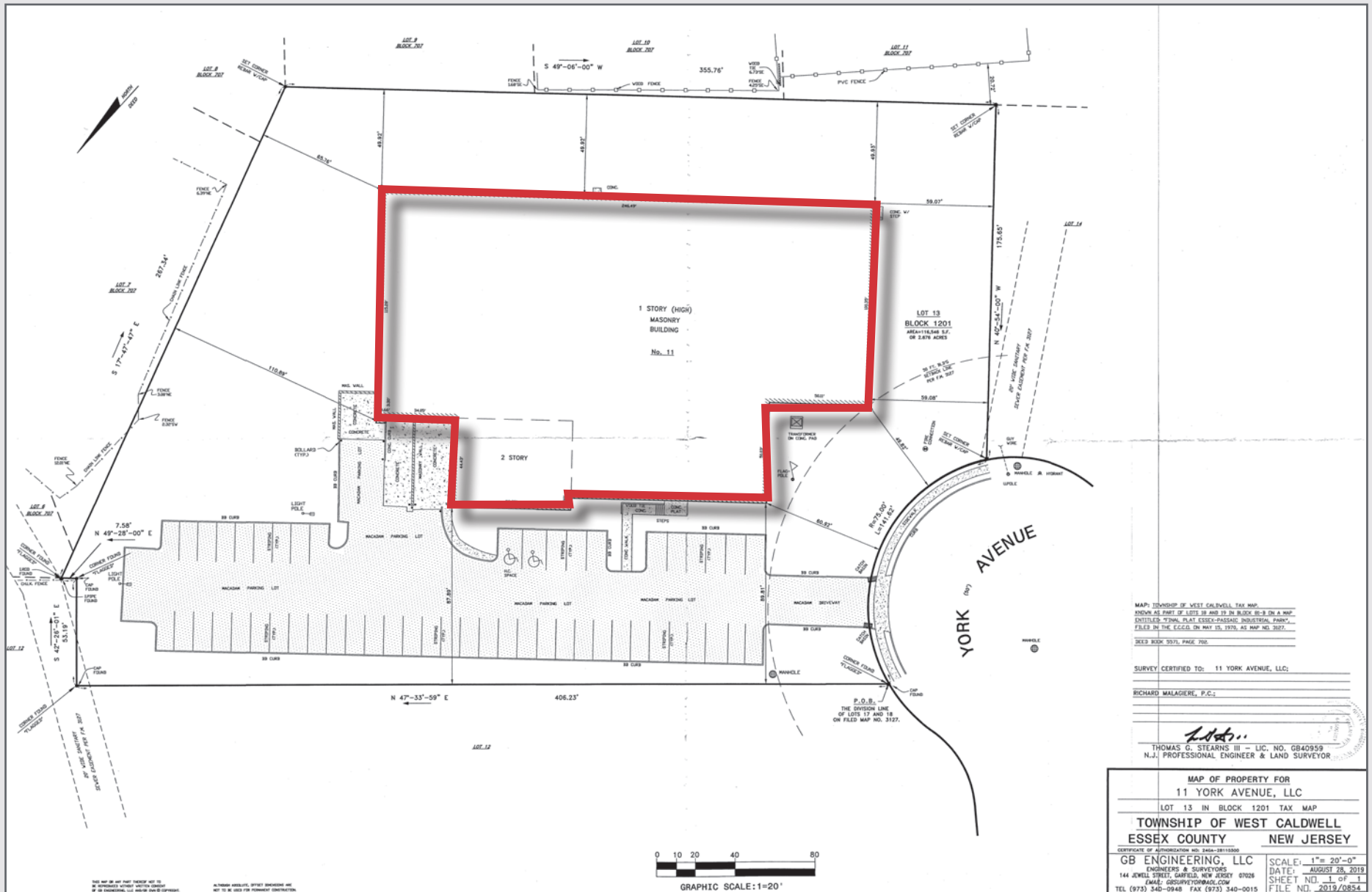
Aerial Bird's Eye View



SCALE 3/32"=1'-0"







Highway Map

11 York Avenue
West Caldwell, NJ



§ 20-13.1 Permitted Principal Uses.

- Light manufacturing, fabrication, processing and handling of products and/or materials; research, scientific and medical institutions and laboratories; and
- Banks and such other financial institutions as determined by the Planning Board to be substantially similar thereto.

§ 20-13.2 Permitted Accessory Uses.

[Ord. No. 890 § 20-13.2; Ord. No. 1209 § 8; Ord. No. 1419 § 12]

- Storage and distribution for products owned, assembled, serviced or manufactured by, or consigned by one product owner to, the principal occupant and related office uses, private garages, satellite dish antennas, off-street parking areas and signs; all subject to the applicable standards of §§ 20-19, 20-23 and 20-24; and
- Such accessory uses, buildings or other structures which are determined by the Planning Board, pursuant to Subsection 20-19.1b., to be normally and customarily incidental to the permitted principal uses and conditional uses specified in this section.

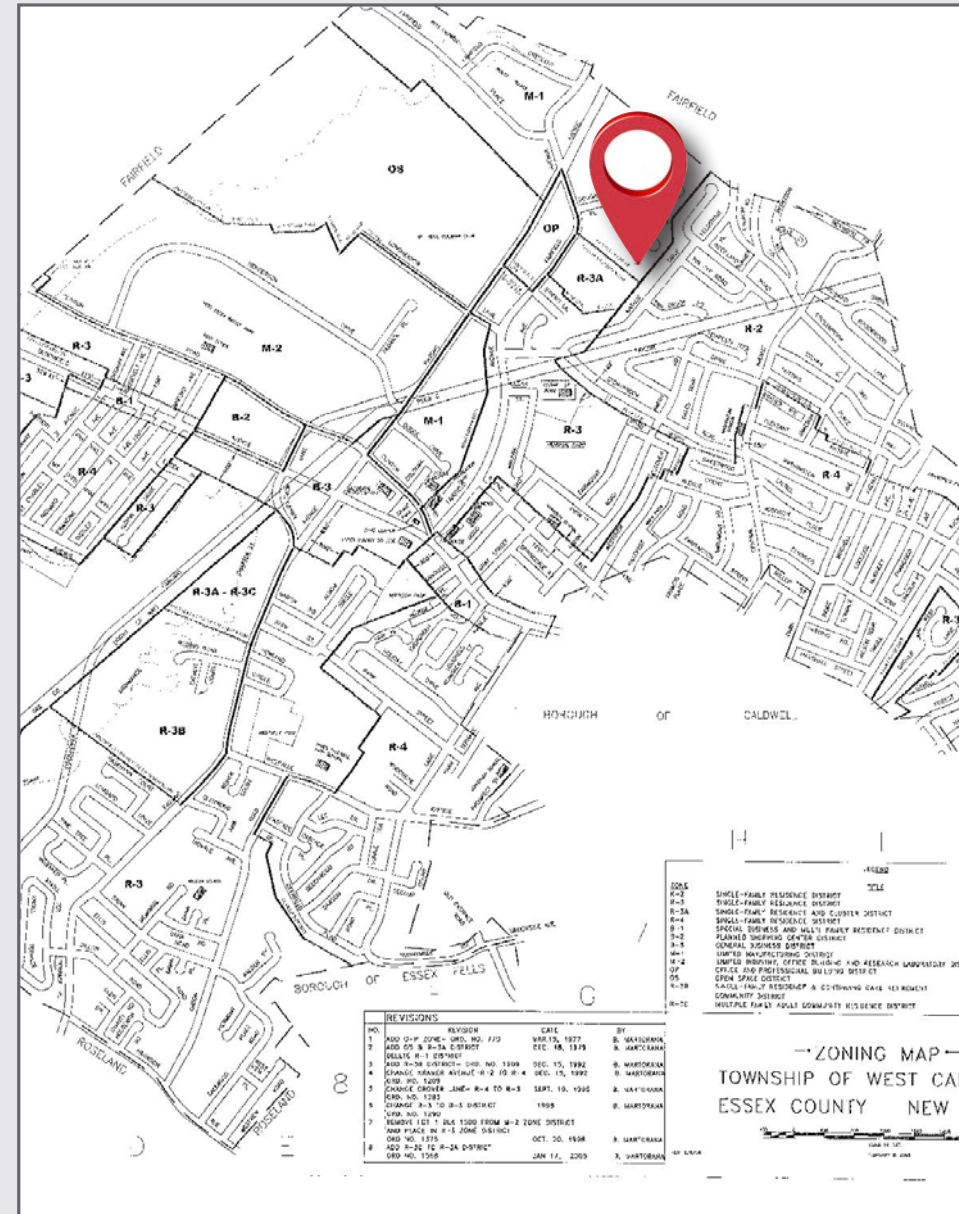
§ 20-13.3 Conditional Uses.

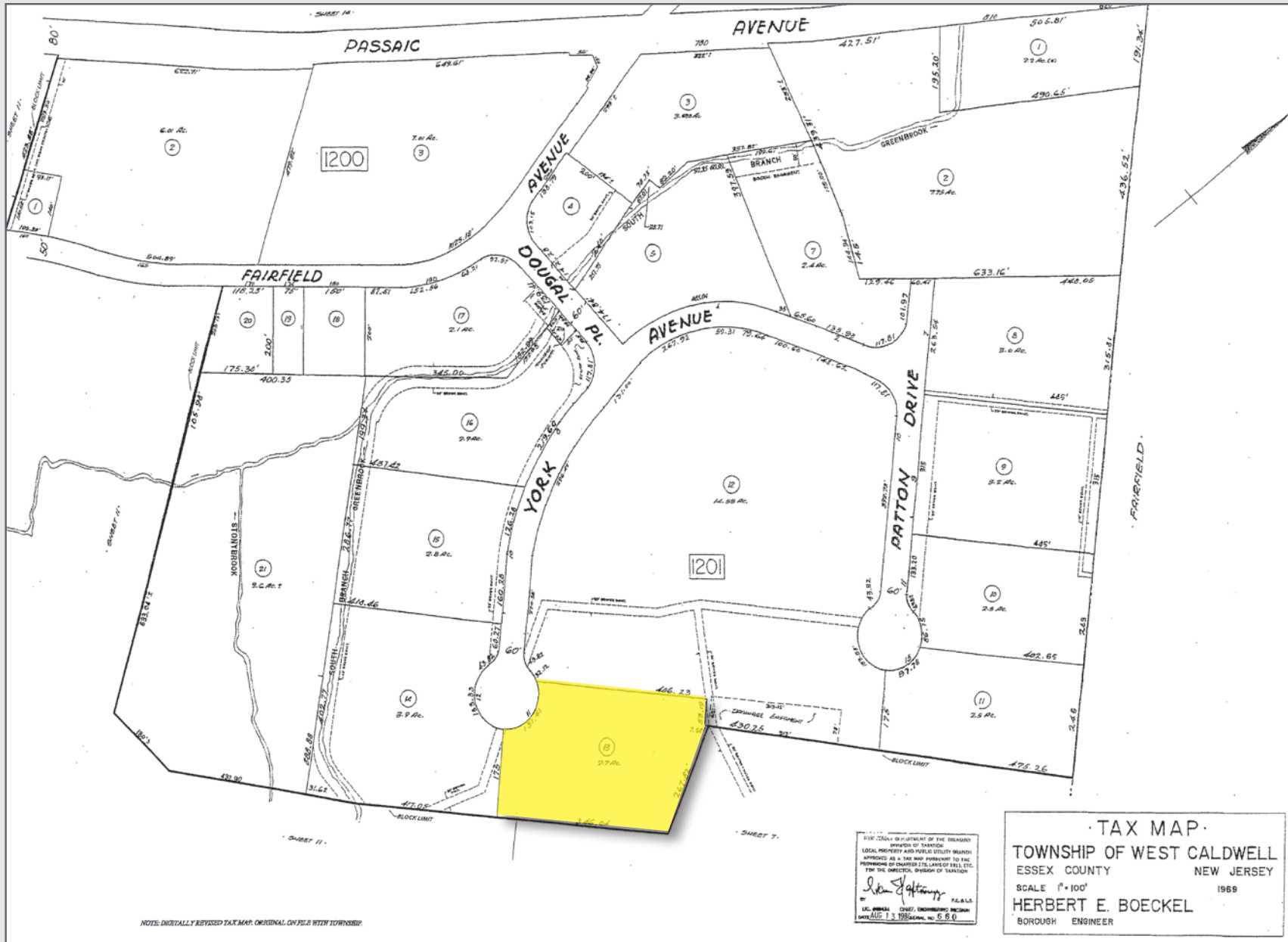
- Indoor recreational facilities, indoor health facilities, nonresidential professional offices, personal communications antennas and commercial communication antenna mounted on existing high-tension electric towers; all subject to the applicable standards of § 20-17.
- Trade union apprenticeship and/or journeyman training programs sponsored by labor organizations recognized by federal and state labor laws; all subject to the applicable standards of Subsection 20-17.24.
- Self-Storage Facilities, subject to the applicable standards of § 20-17.

§ 20-13.4 Prohibited Uses.

[Ord. No. 890 § 20-13.4; Ord. No. 1419 § 14; Ord. No. 1464 § 5]

- Uses set forth in § 20-20; and
- Retail business uses, except permitted principal uses pursuant to Subsection 20-13.1b and except as incidental to permitted principal uses pursuant to Subsection 20-13.2b; and
- Synthesis of chemicals or the processing of raw materials.





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