

11 York Avenue West Caldwell, NJ

For Sale/Lease
34,800 SF
Industrial/Flex Building



NAI James E. Hanson

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

INQUIRE FOR PRICING






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11 York Avenue
West Caldwell, NJ

\$1.625 MM Property Upgrades

- ✓ New roof
- ✓ New façade
- ✓ New HVAC
- ✓ New led lights inside & outside (all motion activated)
- ✓ Newly repaved lot
- ✓ New overhead drive-in door
- ✓ Tailgate with leveler
- ✓ All new windows & doors
- ✓ New bathroom with shower
- ✓ Newly painted walls, ceiling

Property Features

- 34,800 SF building
- 10,000 SF office plus mezzanine area
- Lot Size: 2.68 acres
- One tailgate (with leveler); one drive-in (expandable)
- Ceiling height: 22'- 23'
- 1200 amps; heavy power
- 52 car parking
- Wet sprinkler system
- Taxes (2023): \$2.32 PSF
- Property manager on-site
- Zoning M-1 (Limited Manufacturing District)
- Available for occupancy in six (6) months
- Call for lease rate and details

NOTES:

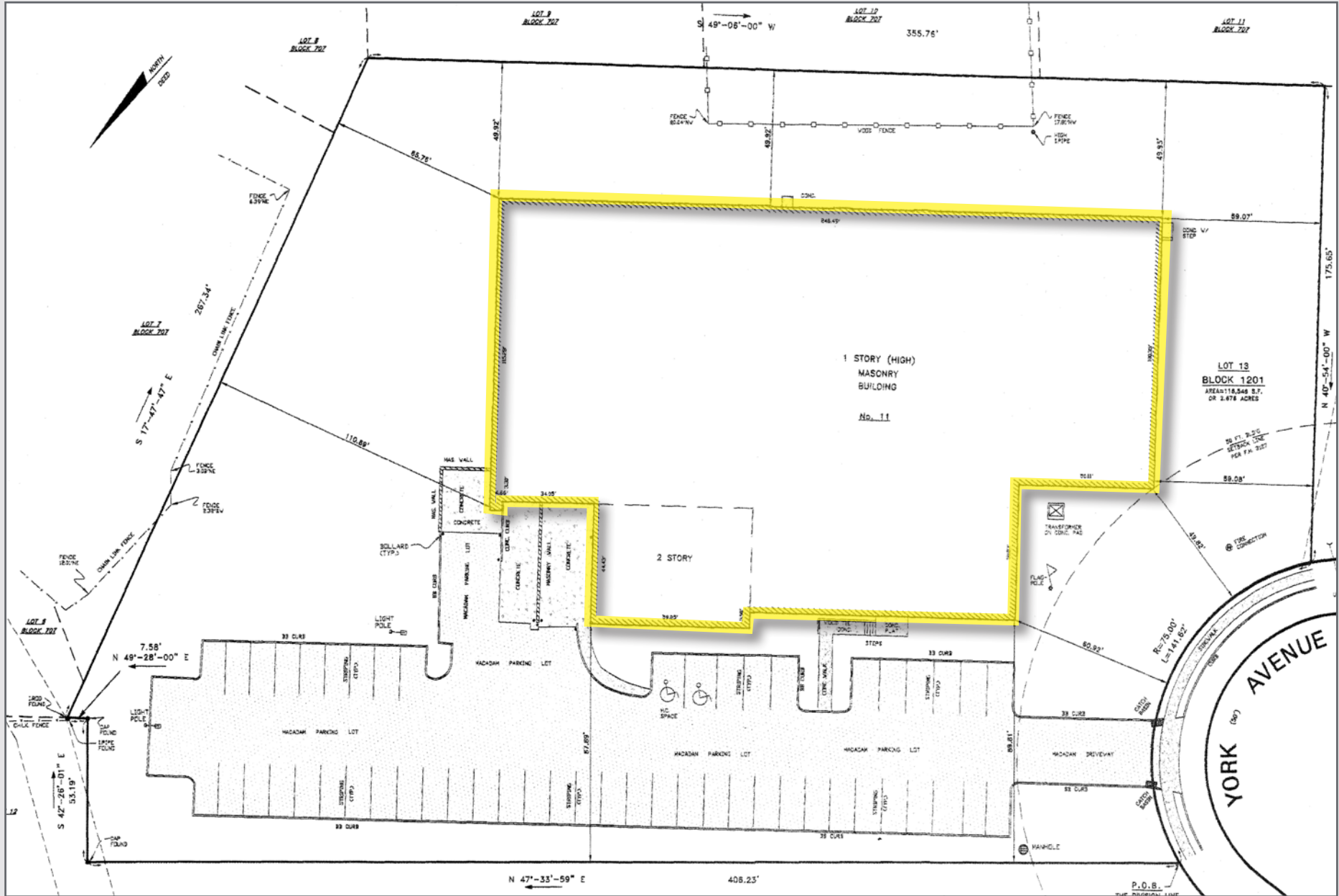
This property is NOT in a flood zone, therefore flood insurance is not needed.

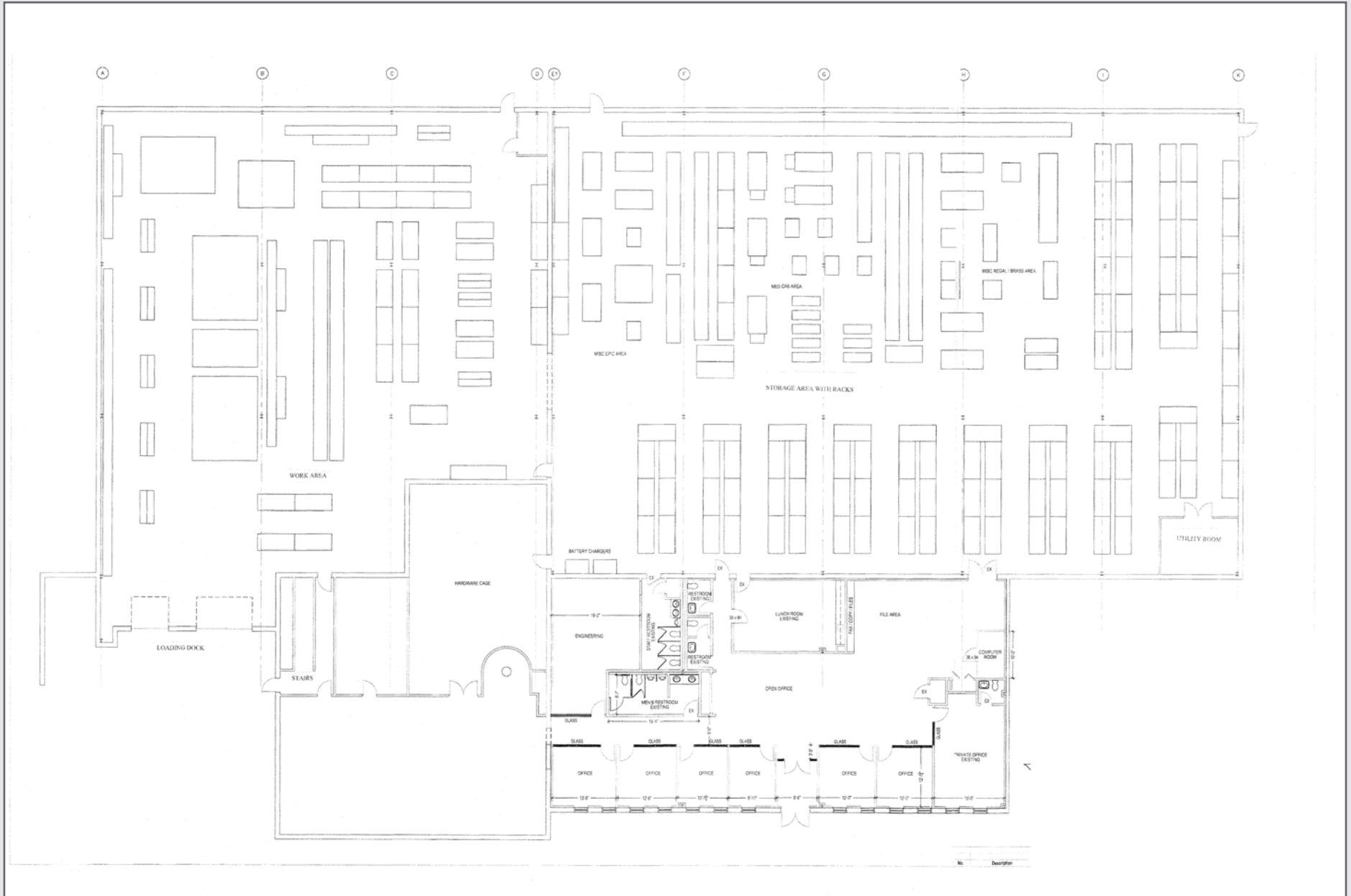


Aerial Bird's Eye View









Highway Map

11 York Avenue
West Caldwell, NJ



3.0
MILES



8.0
MILES



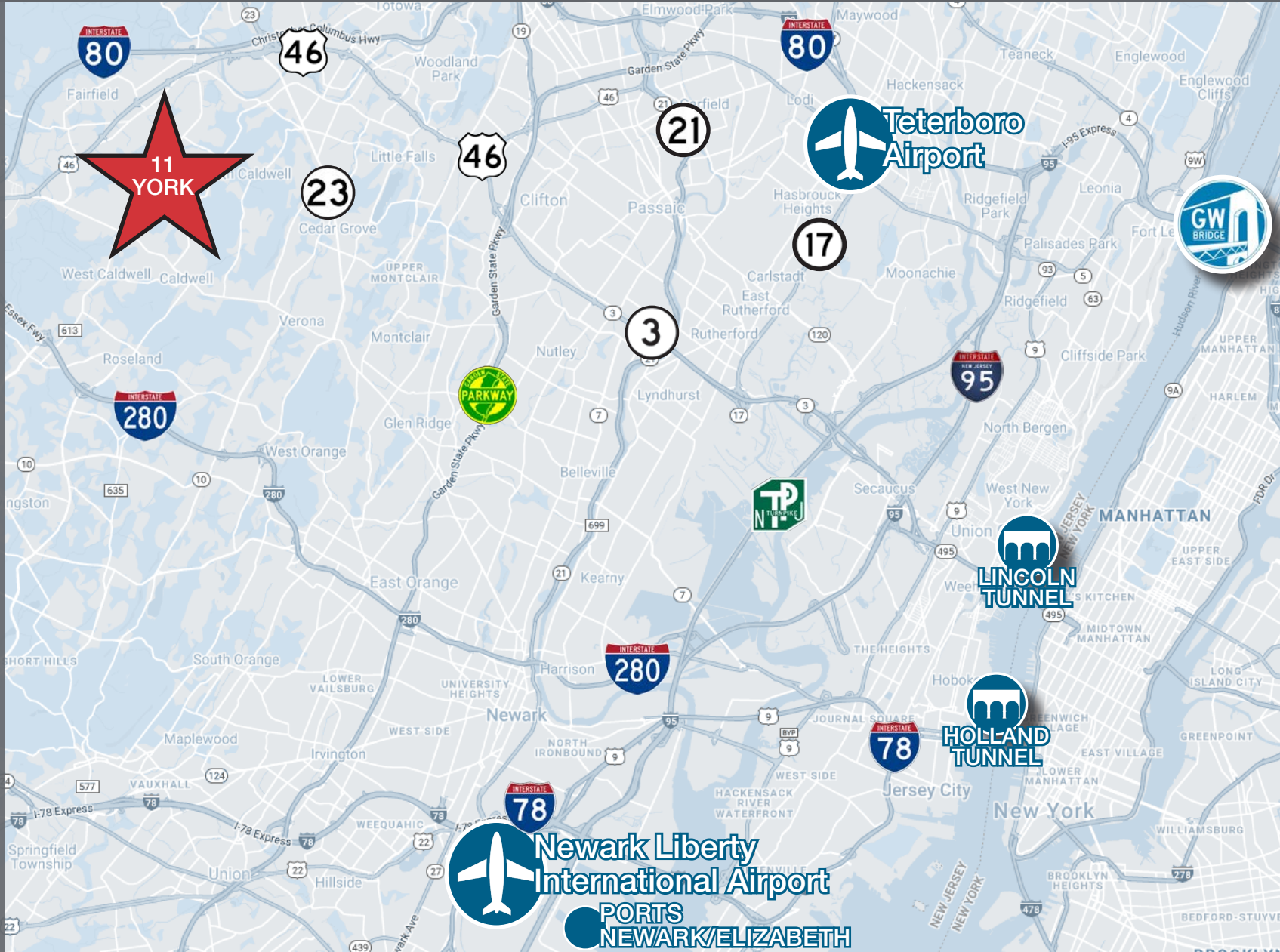
20
MILES



13
MILES



20
MILES



DRIVING DISTANCE



GW BRIDGE
22 MILES



LINCOLN TUNNEL
20 MILES



HOLLAND TUNNEL
22 MILES



PORTS ELIZABETH/NEWARK
23 MILES



MANHATTAN NYC
24 MILES

§ 20-13.1 Permitted Principal Uses.

- a. Light manufacturing, fabrication, processing and handling of products and/or materials; research, scientific and medical institutions and laboratories; and
- b. 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]

- a. 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
- b. 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.

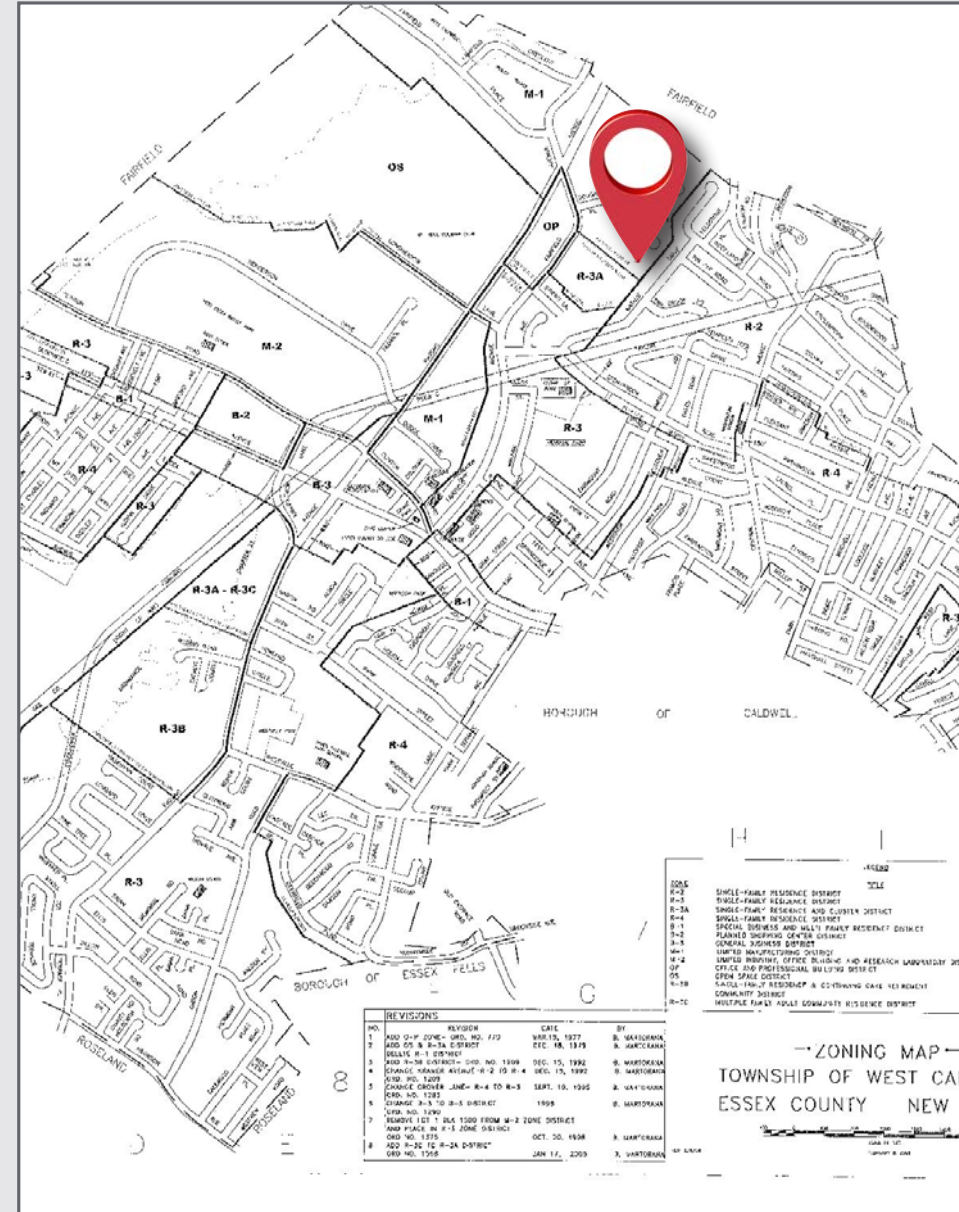
§ 20-13.3 Conditional Uses.

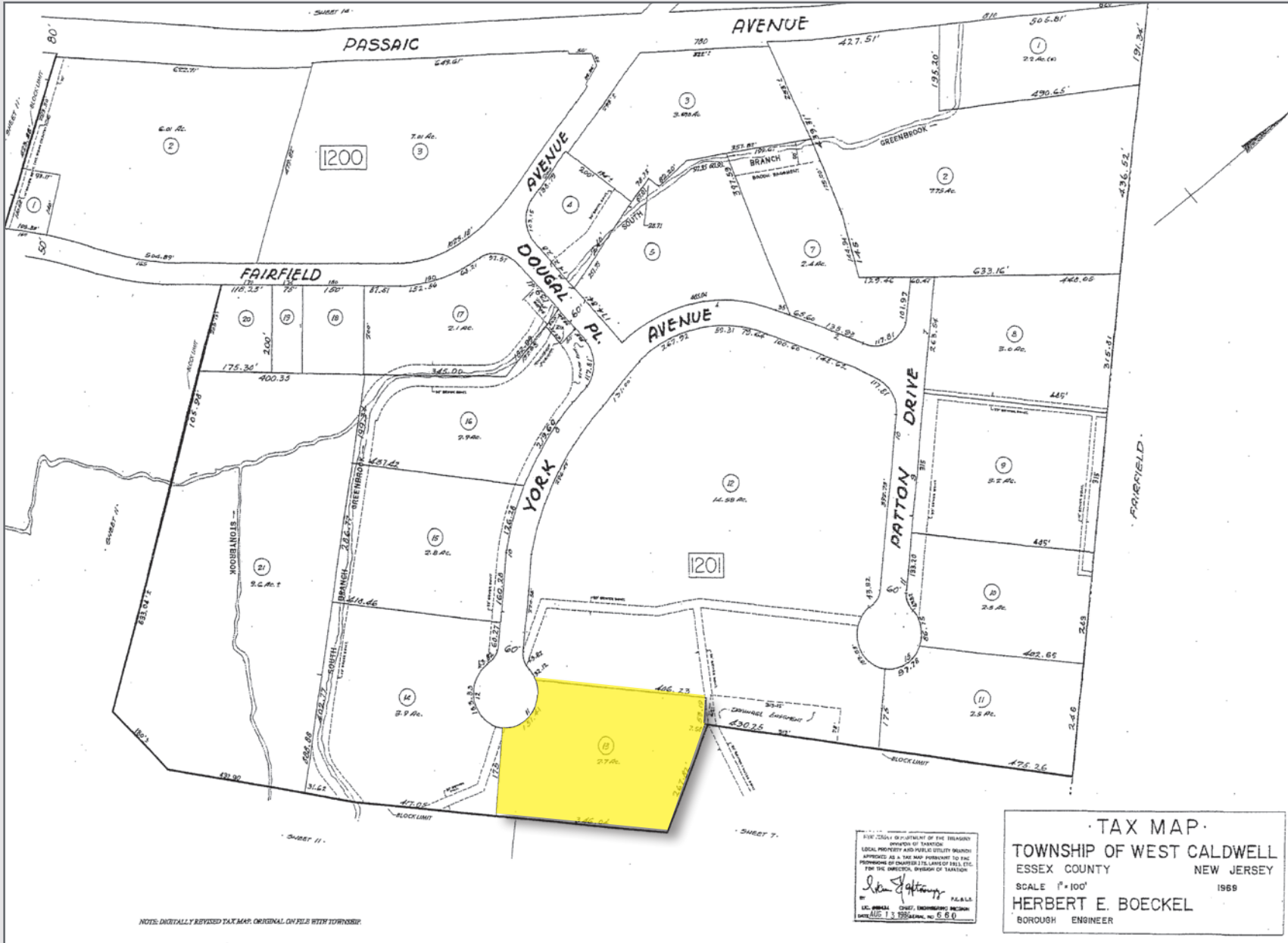
- a. Indoor recreational facilities, indoor health facilities, nonresidential professional offices, personal communications antennas and commercial communication antenna mounted on existing high-tension electric towers; all subject to the applicable standards of § 20-17.
- b. Trade union apprenticeship 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.
- c. 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]

- a. Uses set forth in § 20-20; and
- b. 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
- c. Synthesis of chemicals or the processing of raw materials.







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