

RETAIL/MIXED USE BUILDING FOR SALE OR LEASE



AVAILABLE SPACE

- Approx. 13,000 SF
- Retail and office space w/2 storied windows
- Auto service area w/10 lifts
- 2 Overhead doors
- High ceilings throughout
- Capacity to add 2nd story
- Zoned I-1 Permitted Uses:
Retail, Office, Professional, Industrial,
Indoor recreation, etc.

BUILDING FEATURES

- Approx. 1.626 Acres
- Parking for approx. 80 cars
- Located on Route 53
- Walking distance to Denville Train - Direct access to NYC/Newark
- NJ Transit Bus line
- 1/8 mile to Route 80 and 46
- Walking distance to Downtown Denville

ASKING SALE PRICE \$2,595,000

Contact Our Exclusive Agents:

JUDITH FELDMAN

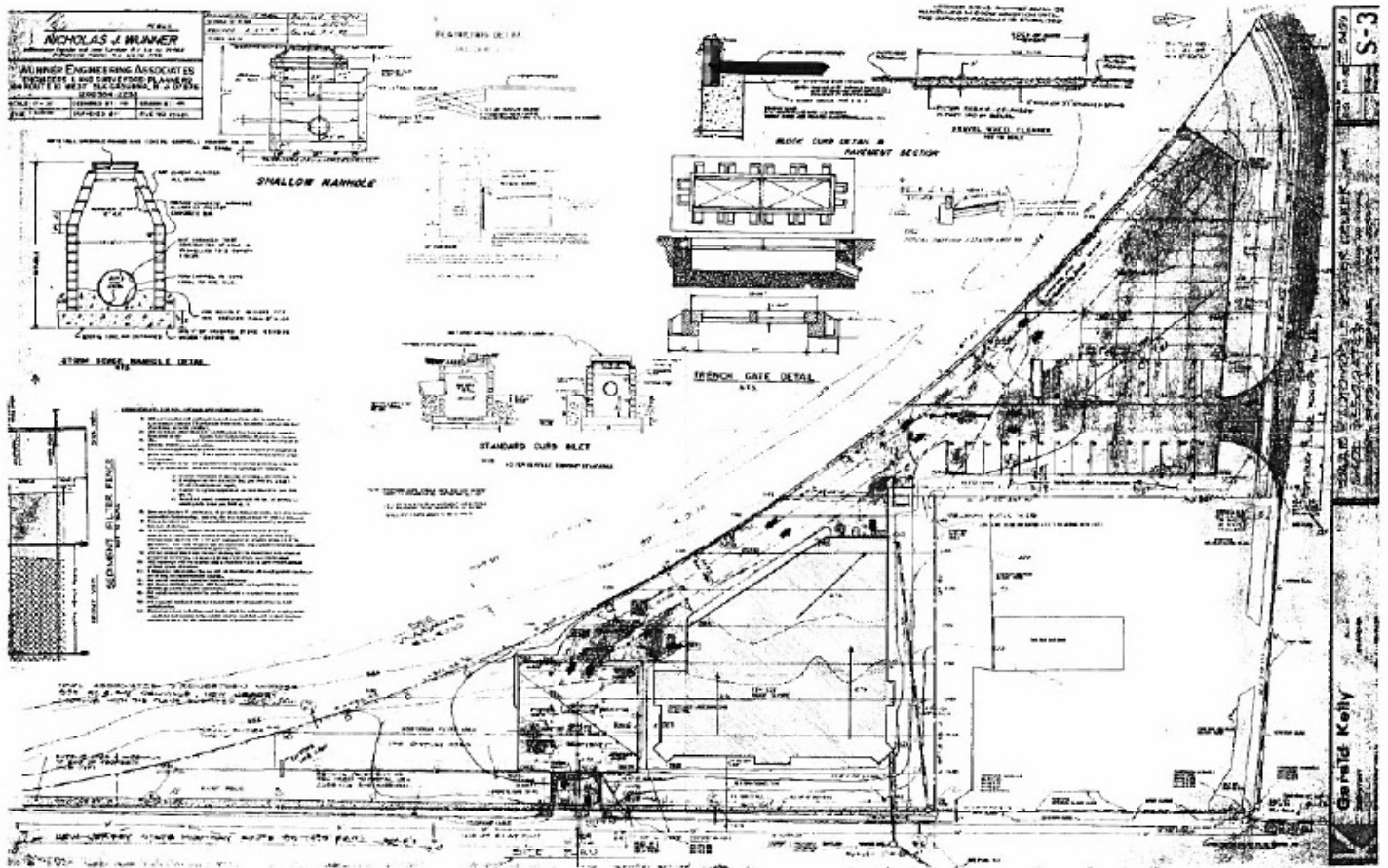
OFFICE: 973.884.4444 x28

MOBILE: 973.713.7918

JFeldman@newmarkrealestate.com

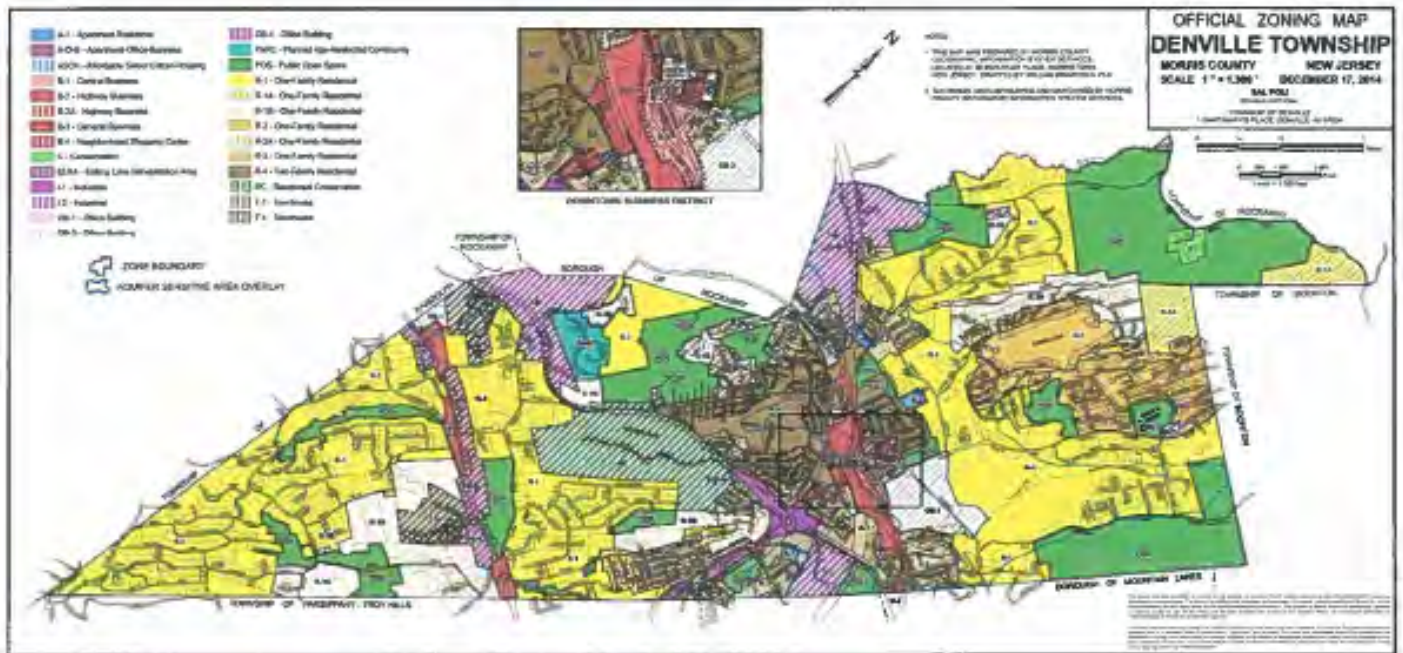
2016 Newmark Associates, Inc. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

SITE PLAN



**295-315 EAST MAIN STREET
DENVER NJ**

ZONING MAP



Improvement Description

Overall construction features are summarized below:	
Size:	12,244+/-SF
Age:	Actual age -23+/- years Effective age - 15 years overall Remaining Economic Life - 30 years
Excavation & Foundation	Steel reinforced concrete foundation.
Framing:	Steel framing
Exterior Walls:	The exterior walls are finished in plate glass, stucco, and painted concrete block.
Roof:	Flat; built up. The roof was not accessible the date of inspection.
Overhead doors:	Two overhead doors in the service department. One, smaller overhead door for the parts department.
Bays & Lifts:	the service department contains 10 lifts, all attached.
Windows:	Aluminum framed throughout.
Flooring:	Showroom: terrazzo tile. Service area- sealed concrete.
Ceiling:	Showroom and office areas: acoustic tile. Service area: Open, steel decking.
Restroom:	Centrally located men's and women's restrooms. Locker room contains multiple fixtures including showers.
Heating, Ventilation, & Air Conditioning;	Gas fired forced hot air heat in showroom and overhead gas fired radiant heaters in the service department. The showroom and office area is cooled by rooftop HVAC units.
Electrical & Lighting Systems:	Adequate electric service with circuit breaker panels. Showroom/office area has recessed fluorescent and spot lighting. The service are has attached incandescent lighting.

Township of Denville

Township of Denville, NJ
Friday, May 6, 2016

Chapter 19. Land Use

Article 5. Zone Regulations

19-5.22. I-1 INDUSTRIAL DISTRICT.

19-5.2201. Primary intended use.

[Ord. No. 2-77, § 19-5.2201; Ord. No. 3-99, § 1; Ord. No. 12-02, § 10; Ord. No. 6-14, § 5]

This zone is designated for offices for business, professional, executive or administrative purposes, scientific or research laboratories, industrial and manufacturing uses and indoor commercial recreation. The intensity of operations shall not exceed the limitations imposed by the performance standards hereinafter set forth in this Section. Also permitted in this District are:

- a. Public utility uses as a conditional use, as set forth in Section 19-5.10.
- b. Parking conforming to Section 19-5.8.
- c. Signs conforming to Section 19-5.9.
- d. Accessory uses customarily incident to the above uses. For indoor commercial recreation centers, accessory uses include locker and changing rooms, showers, day care facilities, related medical, chiropractic or physical therapy professionals, small cafes, snack bars and pro shops provided that access to such accessory uses is only from within the facility. No outdoor advertisement is permitted for such accessory uses.

19-5.2202. Prohibited uses.

[Ord. No. 2-77, § 19-5.2202; Ord. No. 12-02, § 11]

No land or building shall be used or occupied which does not conform to the performance standards of Subsection 19-5.2205. In addition, the following uses are specifically prohibited.

- a. Residential construction or conversion.
- b. Commercial incineration.
- c. Junk yards.
- d. Rubbish, garbage or trash dumps.
- e. Outside storage unless in conformance with Subsection 19-5.714.
- f. Nursing homes.
- g. Institutional uses as set forth in Section 19-5.10.

- h. Retail sales except as may be accessory to a permitted use and accessible only through the principal use.

19-5.2203. Required conditions.

[Ord. No. 277, § 19-5.2203; Ord. No. 288, § 10]

- a. **Height.** No structure shall exceed a height of two stories provided the building is not higher than 35 feet.
- b. **Front yard.** There shall be a front yard of not less than 25 feet. Off-street parking is permitted in the front yard as regulated in Subsection 19-5.2203f.
- c. **Side yard.** There shall be two side yards and no side yard shall be at less than 20% of the average lot width provided that in no event shall any side yard be less than 20 feet. Off-street parking is permitted in the side yard provided no parking area is closer than 10 feet to any property, nor five feet to any building.
- d. **Rear yard.** There shall be a rear yard of not less than 50 feet. Where any alley or railroad right-of-way abuts the rear of the property, such space may be counted as part of the rear yard. Off-street parking is permitted in the rear yard provided no parking area is closer than 10 feet to any property line nor five feet to any building.
- e. **Special district boundary buffer area.** No building shall be built within 75 feet of any residence zone line and off-street parking and access drives shall be set back 15 feet from such zone line to establish a buffer area as defined herein. Said buffer area shall be suitably landscaped as approved by the Planning Board.
- f. **Lot area.** Each lot in the I-1 Industrial District shall contain a minimum lot area of at least one acre and shall have a frontage at the front street property line of at least 175 feet.
- g. **Maximum floor area ratio.** The gross floor area of all floors of all buildings shall not exceed 25% of the total lot area.
- h. **Landscaping.** The requirements of Subsection 19-5.2203g shall be met.
- i. **Loading.** Loading and unloading shall be done in other than front yard. Before the issuance of a building permit within this zone, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all requirements of this article are conformed with.

19-5.2204. Permits and operations.

[Ord. No. 277, § 19-5.2204]

In addition to the usual required building permit application, an application for any building permit or certificate of occupancy in the I-1 Industrial District shall be submitted to the Building Inspector in duplicate on forms prepared by the Planning Board. The applicant shall also submit in duplicate all plans of the proposed construction and development, including a description of the proposed operation. If it appears from the application that the intended use may not conform to the performance standards established for this zone, the Planning Board shall request the applicant to submit a deposit of \$500 which will be used to defray the cost of special reports required to process the application. The Planning Board shall refer the application for investigation and report to one or more expert consultants selected by the Board as qualified to advise on conformance to the required performance

standards. Such consultants shall make a written report within 30 days after his receipt of such application. At the next regular meeting of the Board or within 30 days of receipt of consultant's report, whichever comes sooner, the Board shall render a decision in the form of a written report regarding the application. Any permit authority and consultant shall be responsible for, among other things, the applicant's completed buildings and installations in operation conforming to the applicable performance standards and the applicants paying fees in excess of \$500 if needed to cover expenses above-mentioned reports. All monies not used to pay for the services of the expert consultant shall be returned to the applicant at the time the Board renders the written decision. A copy of all reports or decisions shall be promptly furnished to the applicant.

19-5.2205. Performance standards.

[Ord. No. 2-77, § 19-5.2205]

Before the issuance of any building or occupancy permit for any use in the 1st District, all of the following minimum standards must be complied with:

- a. Fire and explosion hazard. All activities shall be carried on only in structures which conform to the standards of the National Board of Fire Underwriters or the Township Building Code or Fire Ordinance, whichever is more restrictive. All operations shall be carried on and explosive raw materials, fuels, liquids and finished products shall be stored in accordance with the standards of the Board of Fire Underwriters.
- b. Radioactivity. Any industrial activity which emits dangerous radioactivity at any point is prohibited.
- c. Smoke, dust, fumes, odors, gases. There shall be no emission of any smoke, fumes, gas, dust or odors. There and any other atmospheric pollutant which is detectable to the human senses at the boundaries of the lot occupied by such use is prohibited.
- d. Liquid or solid wastes. No operation shall discharge wastes of any kind into any reservoir, pond, lake, underground stream or underground water source. The discharge of untreated wastes into a stream is prohibited. All methods of sewage and industrial waste treatment and disposal shall be approved by Township and New Jersey State Health Departments. Effluent from a treatment plant shall at all times comply with the following standards:
 1. Maximum five-day biochemical oxygen demand: five parts per million.
 2. Maximum quantity of effluent: 10% of minimum daily stream flow.
 3. Maximum five-day biochemical oxygen demand after dilution (BOD₅) of effluent multiplied by quantity of effluent divided by quantity of stream flow: 0.25 part per million.
 4. Maximum total solids: 5000 parts per million.
 5. Maximum phenol: 0.10 part per million.

No effluent shall contain any other acids, oils, dust, toxic metals, corrosive or other toxic substance in solution or suspension which would create odors, discolor, poison or otherwise pollute the stream in any way.
- e. Vibration. There shall be no vibration which is discernible to the human sense of feeling beyond the immediate site on which such use is conducted.
- f. Noise. There shall be no noise emanating from any operation which will be audible beyond the boundaries of the immediate site.

g.

landscaping. There shall be established along the line of any lot that is contiguous to any residential district a belt of landscaping or fence or wall as the Planning Board may require which will be adequate to screen the operations of such lot from normal observation from within such residential district.

- h. Loading, Loading and unloading shall be done in other than the front yard.
Before the issuance of a building or occupancy permit, the Planning Board shall review and approve a site development plan of the proposed use and shall ascertain that all the requirements of this section are complied with.

19-5.2206. Permitted conditional uses.

[Ord. No. 3-94, § 2; Ord. No. 5-16-07, § 10]

Permitted conditional uses are established as follows:

- a. Wireless telecommunications towers in compliance with Subsection 19-5.2202, 3 and 4, and Subsection 19-5.2009 of this chapter.
- b. Bank and/or financial uses subject to development standards found in Subsection 19-5.1011.