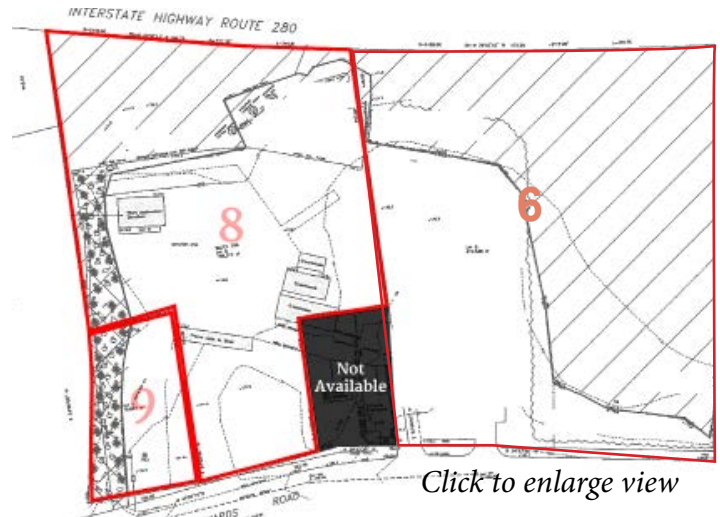


750 Edwards Road

PARSIPPANY, NJ

For Lease



[Click to enlarge view](#)

Property Features

- ± 3.5 acres (Block 766, Lots 8 and 9)
- Zoning is LIW-2 (Limited Industrial Wholesale District) [Click to view list](#)
- Direct access from Edwards Road
- 1/2 Mile for immediate access on to Route 280 East and West
- 1/2 Mile to Route 46

CALL FOR PRICING

Contact Our Exclusive Agents

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750 Edwards Rd

Parsippany, NJ



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Chapter 430. Zoning

Article XXIII. LIW-2 Limited Industrial Wholesale District

§ 430-162. Permitted uses.

No building, structure or premises shall be used and no building or structure shall be erected or structurally altered, except for the following uses:

- A. Offices for executive or administrative purposes.
- B. Scientific or research laboratories, including incidental enclosed pilot plants in connection therein.
- C. Fabrication and assembly of products.
- D. Processing, jobbing, warehousing and transportation facilities for finished products and materials, including but not limited to truck terminals. As used herein, "truck terminals" shall refer to areas at which trucks are temporarily parked between trips and where freight and cargo may be temporarily stored while in transit prior to transfer to other transportation for shipment elsewhere, and "warehouse facilities" shall refer to structures used for the reception and storage of goods, materials or merchandise for later or subsequent distribution or delivery elsewhere for purposes of processing for sale.
[Amended 5-11-1982 by Ord. No. 27:82]
- E. Wholesale distribution warehouses, provided that no more than 25% of the gross floor area is used for retail sales, and further provided that said use is located on a lot of not less than three acres in size.
- F. New car and truck dealership and used car and truck sales and service wherein used car and truck sales and service is accessory to new car and truck sale uses and that outdoor display and/or storage of used cars and trucks does not exceed 30% of the total outdoor display and/or storage area of cars and trucks, provided that:
 - (1) The lot has an area of three acres or greater.
 - (2) Transition requirement. There shall be established along the line of any lot that is contiguous to any residential district, unless the side or rear lot line coincides with a state or federal highway, a buffer area at least 50 feet in width plus five additional feet of width for each ten-foot interval or fraction thereof of the height of the principal building exceeding 25 feet. The buffer area shall consist of trees, fencing, earthen berm or any combination of same.
 - (3) Recognizing local climatic conditions which result in the reflection of lighting, an applicant shall demonstrate that exterior lighting will not result in the abnormal reflection of light commonly called "sky glow."
- G. Restaurants. Restaurants and other eating and drinking establishments wherein food and drink are consumed within the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants or refreshment stands, commonly called "snack bars," "dairy bars," "hamburger stands" or "hot dog stands" or similar uses where customers and patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted, except in strict conformity with Chapter 275, Outdoor Eating Establishments.
[Amended 7-15-1997 by Ord. No. 97:21]
- H. Electrical, heating, ventilating, air-conditioning, plumbing and refrigeration equipment sales and service businesses.
- I. Business and professional offices.

- J. Indoor tennis courts, skating rinks, handball courts and health clubs, subject to the following conditions and regulations: site development shall comply with the minimum development regulations set forth in the B-1 District where more restrictive than this zone, and further provided that such use or uses shall not occupy an area of land of less than five acres.
- K. Newspaper offices and printing establishments.
- L. Mobile food vendor establishments, including all vehicles, trailers and structures operated by a mobile food vendor, as defined in Chapter 296, Peddling and Soliciting, Article I, Canvassers, Solicitors and Mobile Vendors, for transporting food and beverages for sale therefrom while stopped or parked at a location upon lands within the Township.
[Added 2-24-1987 by Ord. No. 87:3]

§ 430-163 Prohibited uses.

It is specifically intended to prohibit the following uses (among others and not by way of limitation) in the LIW-2 District:

- A. Processing of raw foods or chemicals shall not be permitted, except as such processing is incidental to the principal permitted use.

§ 430-164 Accessory uses.

Permitted accessory uses shall be any accessory use on the same lot customary and incidental to the principal use on the lot.

§ 430-165 Conditional uses.

The following conditional uses shall be permitted: none.

§ 430-166 Height, area and yard requirements.

Height, area and yard requirements shall be as specified in the schedule of regulations in Article VI.

§ 430-167 Other requirements.

All uses hereafter established shall conform to the following requirements:

- A. Transition requirements. There shall be established along the line of any lot that is contiguous to any residential district, unless the side or rear lot line coincides with a state or federal highway, a buffer area at least 25 feet in width plus five additional feet width for each ten-foot interval or fraction thereof of the height of the principal building exceeding 25 feet. The buffer area shall consist of trees, fencing, earthen berm or any combination of same.
- B. Storage. All materials and equipment shall be stored in completely enclosed buildings or shall otherwise be screened by walls, fences and landscaping as may be determined by the Planning Board to be adequate to appropriately screen such materials and equipment from outside the boundaries of the lot.
- C. Side yard setback. Where a permitted use, pursuant to § 430-162, is adjacent to an existing residential use, a side yard setback of 50 feet shall be required. The remaining side yard may be reduced to 15 feet or 1/2 the height of the principal building, whichever is greater.
[Added 10-28-1980 by Ord. No. 80:35]
- D. Landscaped green area. A minimum twenty-five foot landscaped green area setback shall be provided along the street right-of-way line where the lot fronts on Highway Route Nos. 10 and 46.
[Added 3-14-2000 by Ord. No. 2000:7]

§ 430-168 Off-street parking and loading requirements.

- A. Off-street parking space, together with appropriate access thereto, shall be provided on the same lot as the building it is intended to serve in accordance with the standards of Article XXXVII.
- B. Off-street parking space may be located in the front, side and rear yards; provided, however, that no parking space shall be located nearer than five feet to any side or rear lot line, nor shall the end of a parking space be nearer than 15 feet to any street lot line, nor nearer than five feet to any building, and provided that complete building perimeter parking is prohibited.
- C. No off-street parking or loading area shall be located within any required buffer area or landscaped green area.
[Added 3-14-2000 by Ord. No. 2000:7]

§ 430-169 Signs.

Signs shall be subject to the regulations of Article XXXVIII.