



For Sale

Building Specifications:

- Total square feet: 19,926 SF
- Block & Lot: 169 & 1.03
- Acreage: 1.27 acres
- Mezzanine space: 6,426 SF office over 6,426 SF
- Building dimensions: 100' x 135'
- Ceiling height: 19'
- Drive-ins: Two (2), 15' x 15'
One (1), 12' x 12'
- Car parking: +/-64 spaces
- Electric: PSE&G
- Sprinkler: Wet
- Features: Floor drains, oil separator and a Caterpillar stand by generator
- Zoning: M-1, Light Industrial
- Availability: Vacant
- 2021 Estimated taxes: \$82,885.38

Location:

- Minutes from New York City
- Easy Access to NJ Turnpike, Interstate 80 and Routes 3, 17, 21, 46, and 120

19,926 SF

701 Kingsland Avenue
Lyndhurst, New Jersey

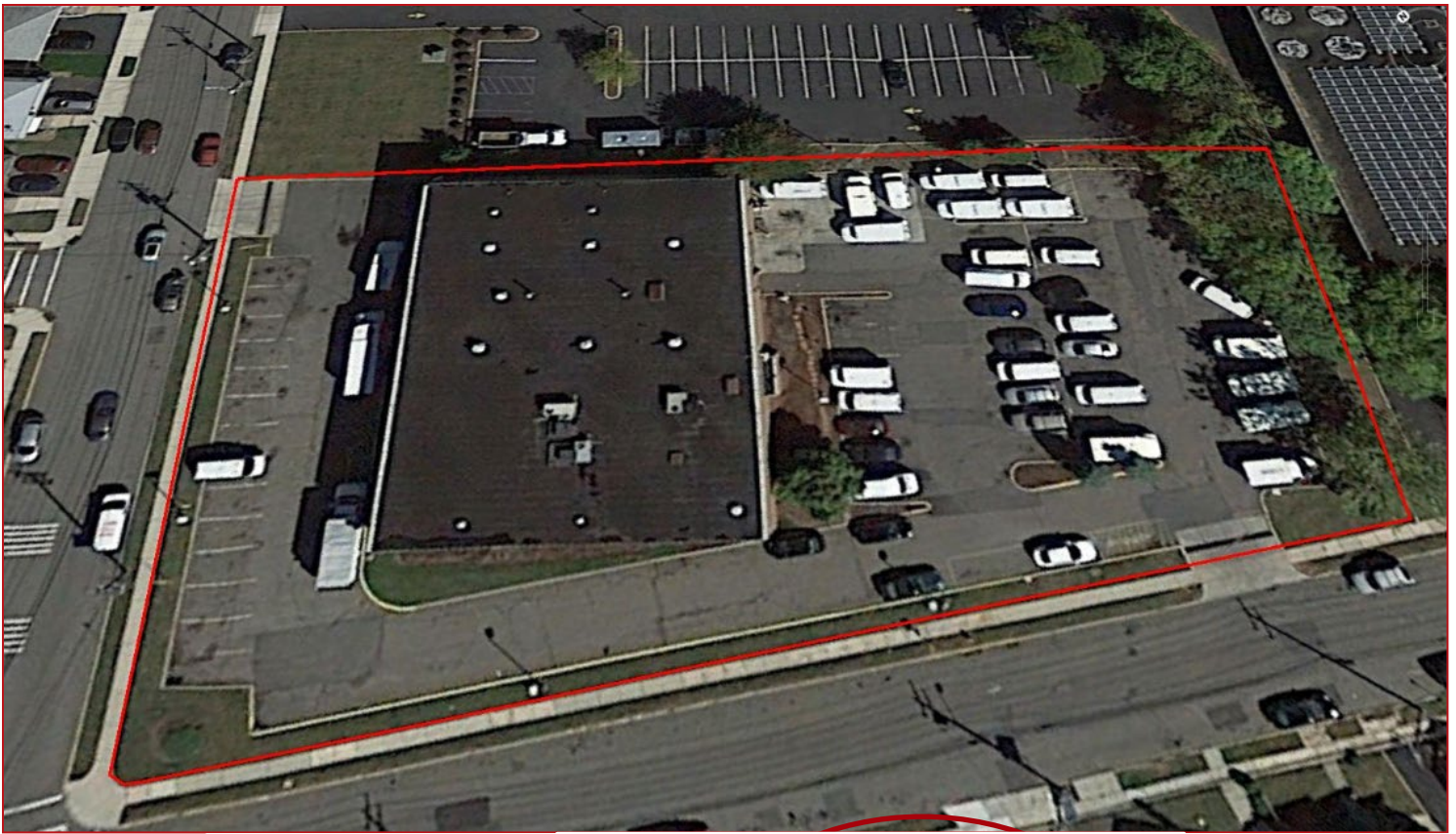
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Aerial:



Zoning:

21-4.6 Uses Permitted in M-1 District (Light Industrial).

- a. *Uses Permitted by Right.*
 1. Research laboratory, business office and offices accessory to an industrial use.
 2. Animal hospital and veterinary office.
 3. Warehousing, except the storage of combustible matter, explosive matter, dismantled vehicles, baled paper, rags, used building material or fuel.
 4. Manufacture by processing, distillation, fabrication assembly or other handling of products, provided that in its design and continued operation, compliance is had with the performance standards enumerated in subsection 21-4.6c.
 5. Living quarters for caretaker or watchman.
 6. Dry cleaning plants and laundries.
 7. Wholesale and/or storage conducted in enclosed building.
 8. The entire M-1 Zone and M-2 Zone property fronting on Schuyler Avenue current permitted uses shall be expanded to permit the following uses:
 - (a) All uses currently permitted in the township's B (Business) Zone.
 - (b) Indoor public storage facilities.
 - (c) Food establishments which are defined as delicatessens, bakeries, butchers, grocery stores and supermarkets. The food establishment(s) building operation footprint can be no more than sixty thousand (60,000) square feet of usable area.
 - (d) Senior living center which includes nursing home and intermediate convalescence care.
 - (e) Post Office or governmental professional office facilities.
 - (f) Garden center retail sale of fruits, vegetables, plants, and/or related products. In addition, the outside usage must be approved by the Lyndhurst Health Department.
 - (g) This zone shall not permit any residential housing.

Map:

