

5 Aaron Way

SPARTA, NEW JERSEY

±10,400 SF FOR LEASE



Industrial/Flex Space in White Lake Commerce Park

Discover up to ±10,400 SF of versatile industrial space available as a single occupancy or two divisible units. Featuring 20' clear ceilings, radiant heated floors, and multiple drive-in doors, this property offers the flexibility and functionality to support a wide range of industrial, warehouse, and service-related operations. An additional mezzanine, currently fit-up as a gym/office with kitchen and bath, provides additional flexibility for office, fitness, or ancillary space.



PROPERTY DETAILS

Available	10,400 SF	Divisible or available as one contiguous space
Unit 1	+/- 7,000 SF	4 drive-in doors
Unit 2	+/- 3,400 SF	4 drive-in doors
Mezzanine	+/- 2,400	Separate; includes offices, kitchen, bath
Ceiling	20'	
Rent	\$12.00/SF NNN	
Taxes/CAM	~\$5.00/SF	
Flooring	Radiant heated floors	
Zoning	ED	

EXCLUSIVE AGENTS:

John Schilp
Senior Vice President
973 463 1011 x174
jschilp@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

10 Lanidex Plaza West, Suite 100, Teterboro, NJ 07608

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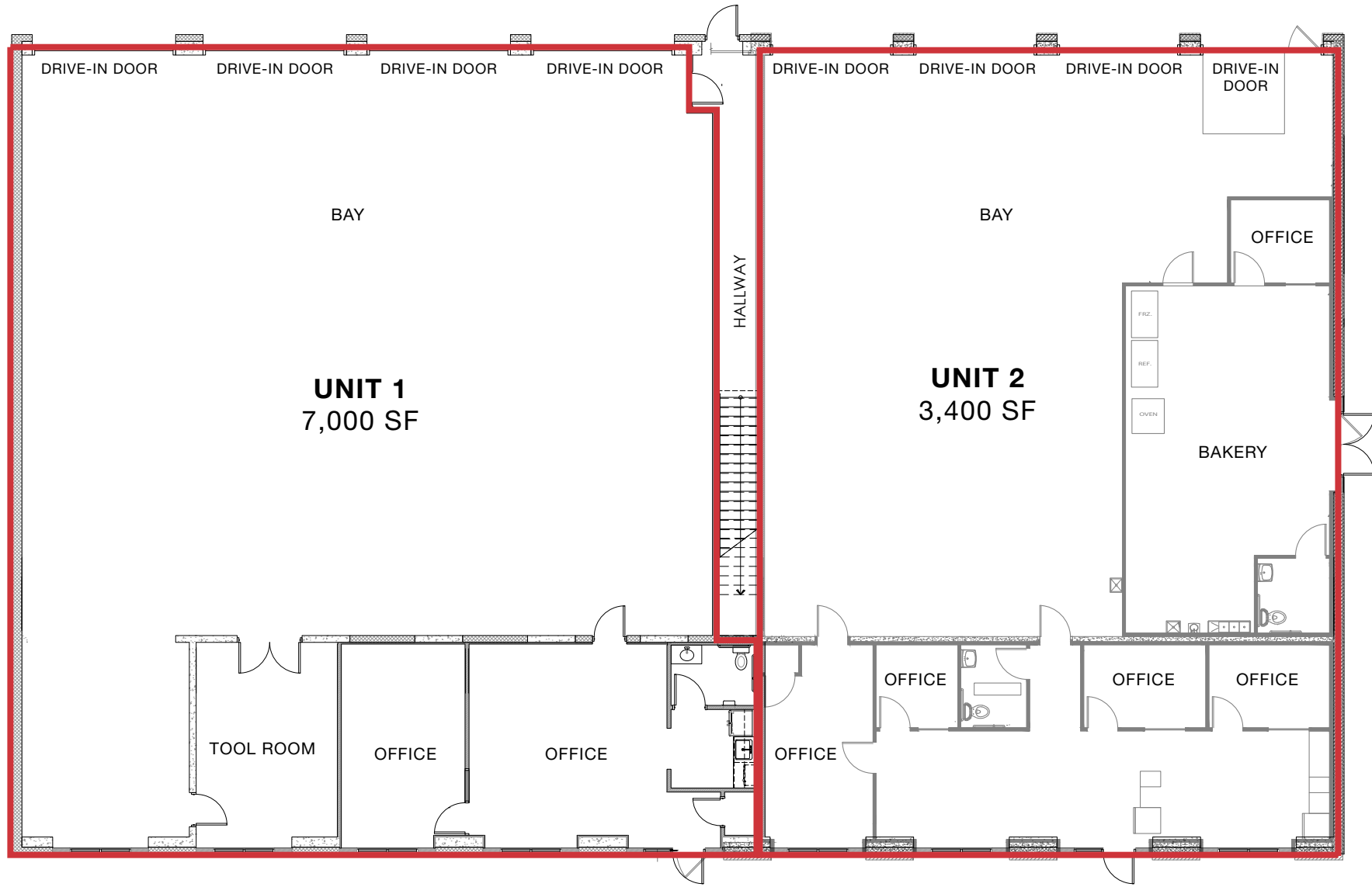
PROPERTY PHOTOS



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FLOOR PLANS



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AERIAL



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AREA
MAP

.7 MILES

North Village at Sparta

.5 MILES

Route 15

4.9 MILES

U.S. Highway 206

12 MILES

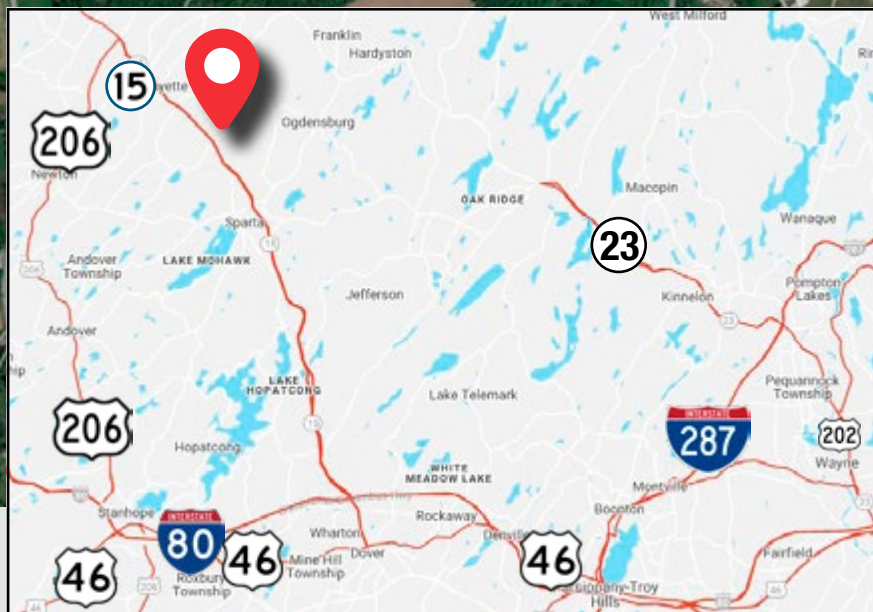
NW of Exit 34B of I-80

QuickChek

Signed
Intersection

DUNKIN'
DONUTS

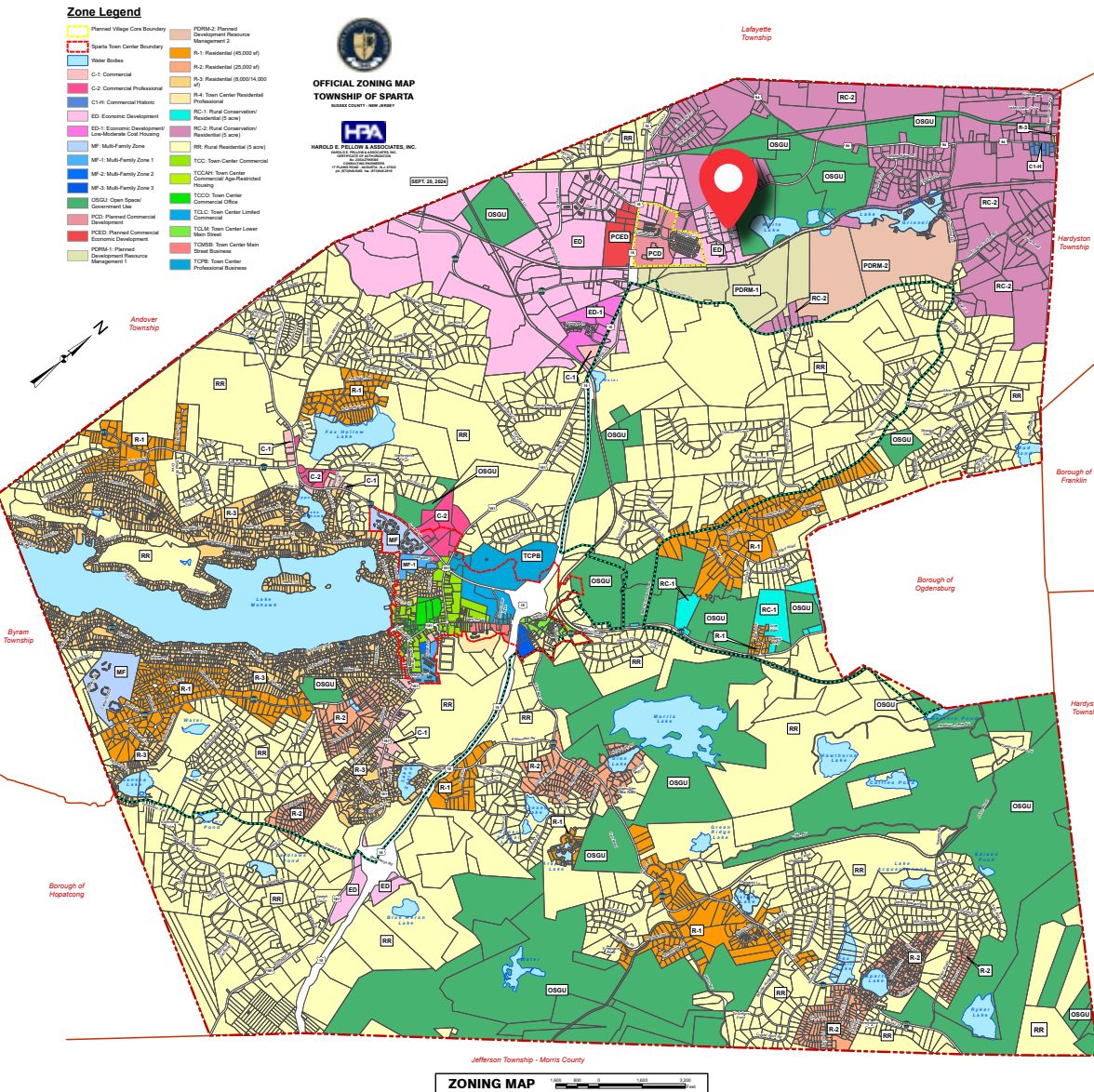
North Village At Sparta



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SPARTA TWP ZONING MAP



Economic Development District

The ED Zone is intended to accommodate office, research, and industrial uses in a campus-style environment with excellent access to Route 15 while maintaining compatibility with surrounding properties.

Principal Permitted Uses

1. Scientific research and development laboratories.
2. Corporate, professional, executive, and administrative office buildings.
3. Light industrial and manufacturing operations conducted entirely within enclosed buildings.
4. Warehousing, distribution, assembly, and related industrial uses within enclosed buildings.
5. Product testing, engineering, and technology facilities
6. Wholesale business operations.
7. Printing, fabrication, packaging, and similar clean industrial uses.
8. Accessory storage, loading, parking, and shipping facilities.
9. Public utility facilities serving permitted uses.
10. Other compatible office, research, and industrial uses permitted by the ED District regulations.

[CLICK HERE FOR FULL ZONING & REQUIREMENTS](#)