



## 665 ROUTE 23 WAYNE, NJ

### INDUSTRIAL SPACE FOR SALE OR LEASE

- Total Building Size: 14,190 SF
- Office and Warehouse
- Ceiling Height: 12'-17'
- Drive-in Doors: 5
- Parking for 45 Vehicles (Partial Fenced In Area)
- On Rt 23 and Close to Rts 287, 46, 80, 3 and GSP

**Lease Rate: \$13.25 PSF NNN**

**Sale Price: Call for Pricing**

*(Previously an Indian Motorcycle dealership and service center)*



**Exclusive Broker**

David R. Williams

Senior Vice President

Office: (973) 267-7778

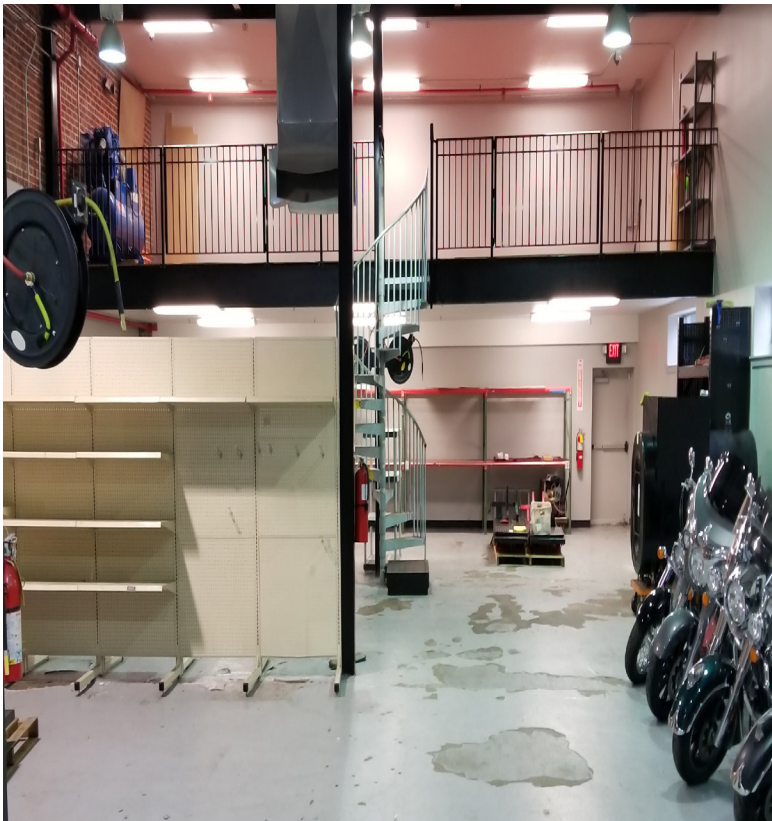
Cell: (201) 218-0658

[drwilliams@weichertcommercial.com](mailto:drwilliams@weichertcommercial.com)

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*No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

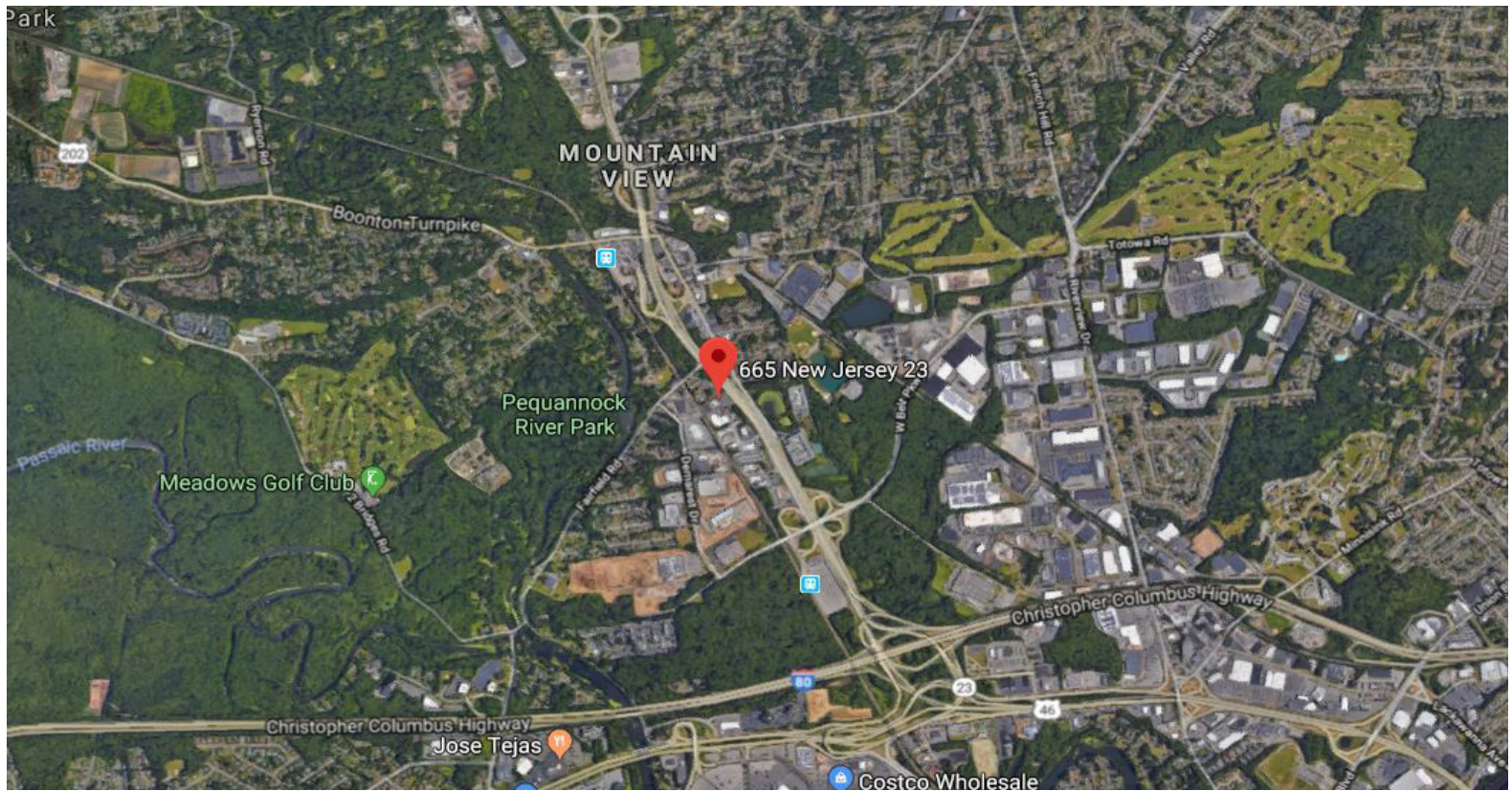
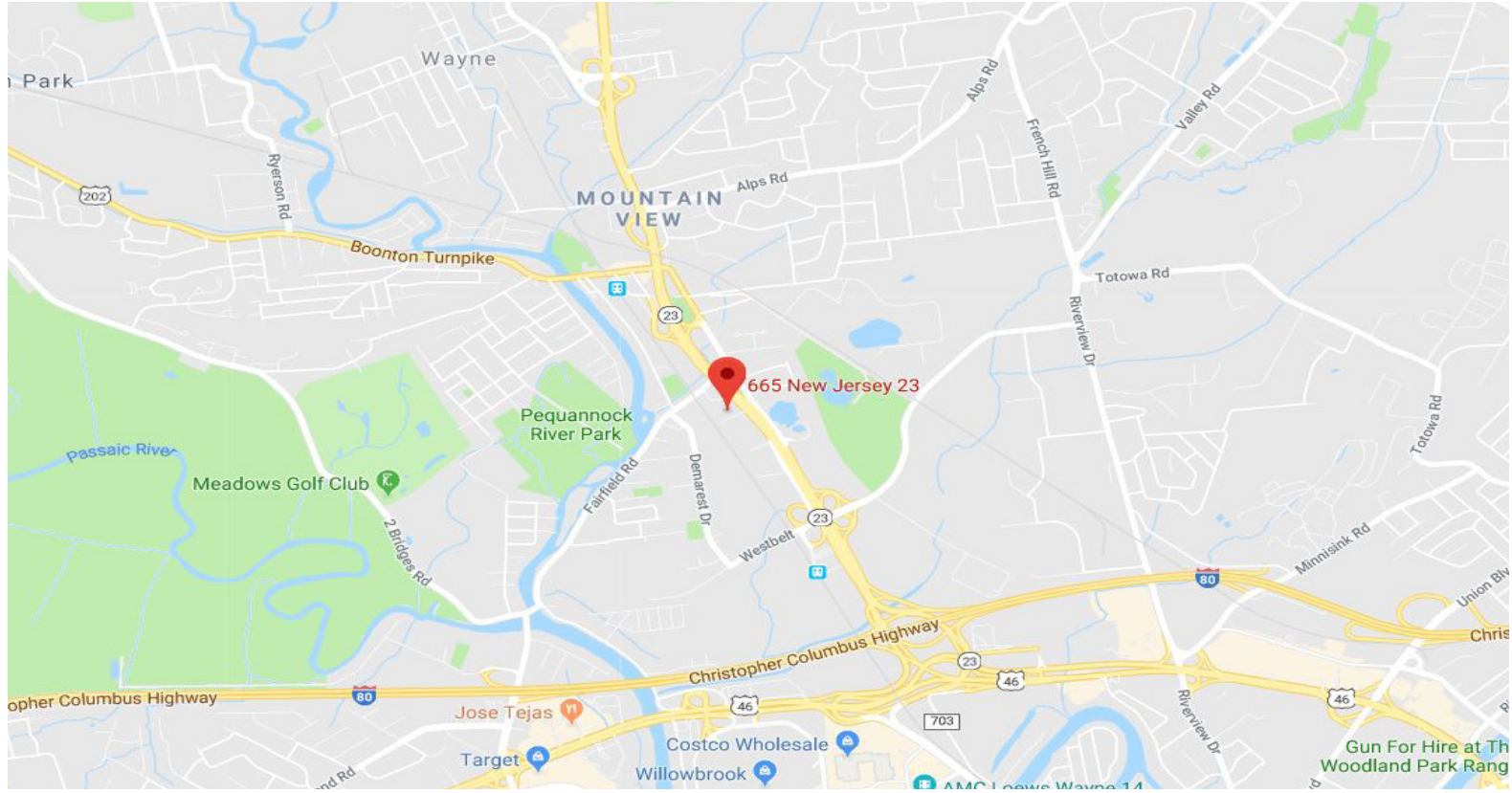
**ADDITIONAL PHOTOS**



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**LOCATION MAP**



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## **ZONING - PROPERTY IS LOCATED IN THE INDUSTRIAL ZONE**

### **134-48. Industrial (I) district.**

#### **§ 134-48.1. Permitted uses.**

[Amended 2-13-2012 by Ord. No. 6-2012; amended 10-17-2012 by Ord. No. 48-2012; amended 3-6-2013 by Ord.No. 4-2013]

All activity as permitted by this zoning district shall be conducted within a building, except as otherwise provided by this ordinance. In addition to those uses listed in § 134-29 and § 134-31, no land shall be used and no structure shall be erected, altered or occupied for any purposes except the following:

- A. Building material storage yards and contractor storage yards pursuant to § 134-67.4, Outdoor Storage and Outdoor Display in Industrial Districts.
- B. Repair and machine shops and woodworking shops.
- C. Industrial operations or uses, industrial facilities. (Ord. No. 20-2015 § 11)
- D. Warehousing.
- E. Self-storage facilities.
- F. Cogeneration facilities.
- G. Research laboratories.
- H. Professional, personal or commercial services.
- I. Dog day care.
- J. Municipal uses.
- K. Commercial recreation.
- L. Lodges.
- M. Hotels and motels shall be prohibited.
- N. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which they are accessory.

#### **§ 134-48.2. Conditional uses.**

- A. Adult entertainment uses limited to adult bookstores, adult motion picture theaters, adult entertainment cabarets and peep shows, as defined in Article I, subject to the requirements of § 134-63.2.
- B. Billboards subject to the requirements of § 134-63.5.
- C. Small wind energy systems subject to the requirements of § 134-63.6.