



Eagle Realty USA

For Sale: 300 5th St, Belvidere, Warren County, NJ

[Link to Google Aerial](#)



Eagle Realty USA

Licensed Real Estate Broker

35 Righter Road, Suite B

Randolph, NJ 07869

“We Close Deals...That’s the Bottom Line”

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member–Broker of Record

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Gary@EagleRealtyUSA.net

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS.**



PROPERTY HIGHLIGHTS

300 5th St, Belvidere, Warren County, NJ

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- For Sale
- Lot Size: +/- 0.69 Acres
- Building Sizes:
 - Main Building: +/- 6,000 Sq Ft (Lower Level) & +/- 1,200 Sq Ft (2nd level)
 - Second Building: +/- 2,000 Sq Ft
- Building description: Two flex space buildings
- Overhead Doors: 3 (one in the main building, two in the second building)
- Zoning: R-75
- Zoning Map: <https://www.belviderenj.net/media/101>
- Zoning Code: <https://ecode360.com/29507072>
- Utilities"
 - Main Building:
 - Sewer: Public
 - Water: Public
 - Heating: Oil – Above Ground Tank (Natural Gas is available in street)
 - Second building does not have utilities.
- Area Retailers Include: St Luke's outpatient, Advanced Auto, Napa Auto Parts, Dollar Tree, Warren County Administrative Buildings, Warren County Library, Pizza Mia, Yummy House, Hop & Vine
- Industry in the Area:. Belvidere Urban Renewal is a +/- 373,000 Sq Ft brand-new, state-of-the-art warehouse/distribution facility. DSM-Firmenich is a +/- 500 acre site dedicated to nutrition, health, and beauty.
- Housing: County View Village (55+ community), Mira Vie at Brookfield Assisted Living
- Demos:

Radius:	Population:	Median Income:	Households:
1 Mile	3,949	\$68,824	1,848
3 Mile	6,328	\$98,549	2,831
5 Mile	16,079	\$86,413	6,608

Source: The Right Move 2025



SITE PHOTOS

300 5th St, Belvidere, Warren County, NJ

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SITE PHOTOS

300 5th St, Belvidere, Warren County, NJ

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SITE PHOTOS

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Second Building



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SITE PHOTOS

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Second Building



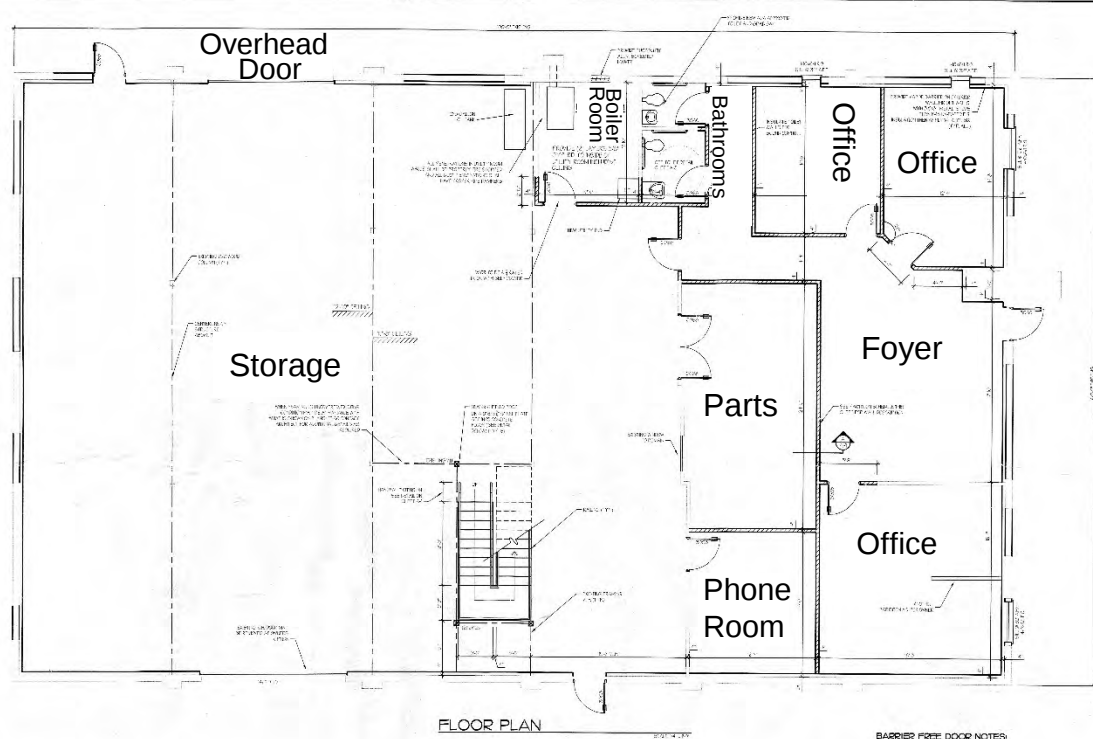
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FLOOR PLAN ORIGINAL

300 5th St, Belvidere, Warren County, NJ

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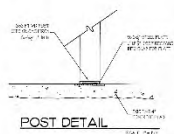


FLOOR PLAN

PARTITION SCHEDULE

	1/2\"/>
	1/2\"/>
	1/2\"/>

1. ALL PARTITIONS SHALL BE CONSTRUCTED OF 1/2\"/>



POST DETAIL

BARRIER FREE DOOR NOTES

1. ALL DOORS SHALL BE CONSTRUCTED OF 1/2\"/>

2. ALL DOORS SHALL BE CONSTRUCTED OF 1/2\"/>

3. ALL DOORS SHALL BE CONSTRUCTED OF 1/2\"/>

4. ALL DOORS SHALL BE CONSTRUCTED OF 1/2\"/>

5. ALL DOORS SHALL BE CONSTRUCTED OF 1/2\"/>

6. ALL DOORS SHALL BE CONSTRUCTED OF 1/2\"/>

TENANT FIT-OUT FOR PATUM LLC.
300 5TH STREET, BELVIDERE, NJ

MICHAEL BENIGIS • ARCHITECT
35 NORTHWESTERN WAY HOPATCONG, NJ 07943 973-398-0000

DATE	10-18-25
SCALE	AS SHOWN
DRAWN BY	MB
CHECKED BY	MB
APP. BY	MB
CON. BY	MB

10/18/25



BELVIDERE TWP HIGHLIGHTS

300 5th St, Belvidere, Warren County, NJ

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Belvidere is a town in and the county seat of Warren County, in the U.S. state of New Jersey. Belvidere was incorporated as a town by an act of the New Jersey Legislature on April 7, 1845, from portions of Oxford Township, based on the results of a referendum held that day. The town's name means "beautiful to see" in Italian.

Geography and climate

According to the U.S. Census Bureau, the town had a total area of 1.48 square miles (3.84 km²), including 1.45 square miles (3.75 km²) of land and 0.04 square miles (0.09 km²) of water (2.36%). Dildine Island is located in the Delaware River, approximately 4 miles (6.4 km) north of Belvidere. Belvidere borders White Township in Warren County and Northampton County in Pennsylvania across the Delaware River.

Economy

A large site of DSM-Firmenich Nutritional Products that includes 250,000 square feet (23,000 m²) of facilities in the town, manufacturing products including arachidonic acid and beta-carotene by fermentation processes, is located on the town's border with White Township.

Source: [Belvidere, New Jersey - Wikipedia](#)

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MAJOR EMPLOYERS IN WARREN COUNTY

300 5th St, Belvidere, Warren County, NJ

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Warren County

1. St. Luke's Warren Hospital (500-999 employees)
2. Mars North America (500-999 employees)
3. Albea Americas (250-499 employees)
4. Heath Village (250-499 employees)

Source: [The biggest private employer in each N.J. county - nj.com](#)

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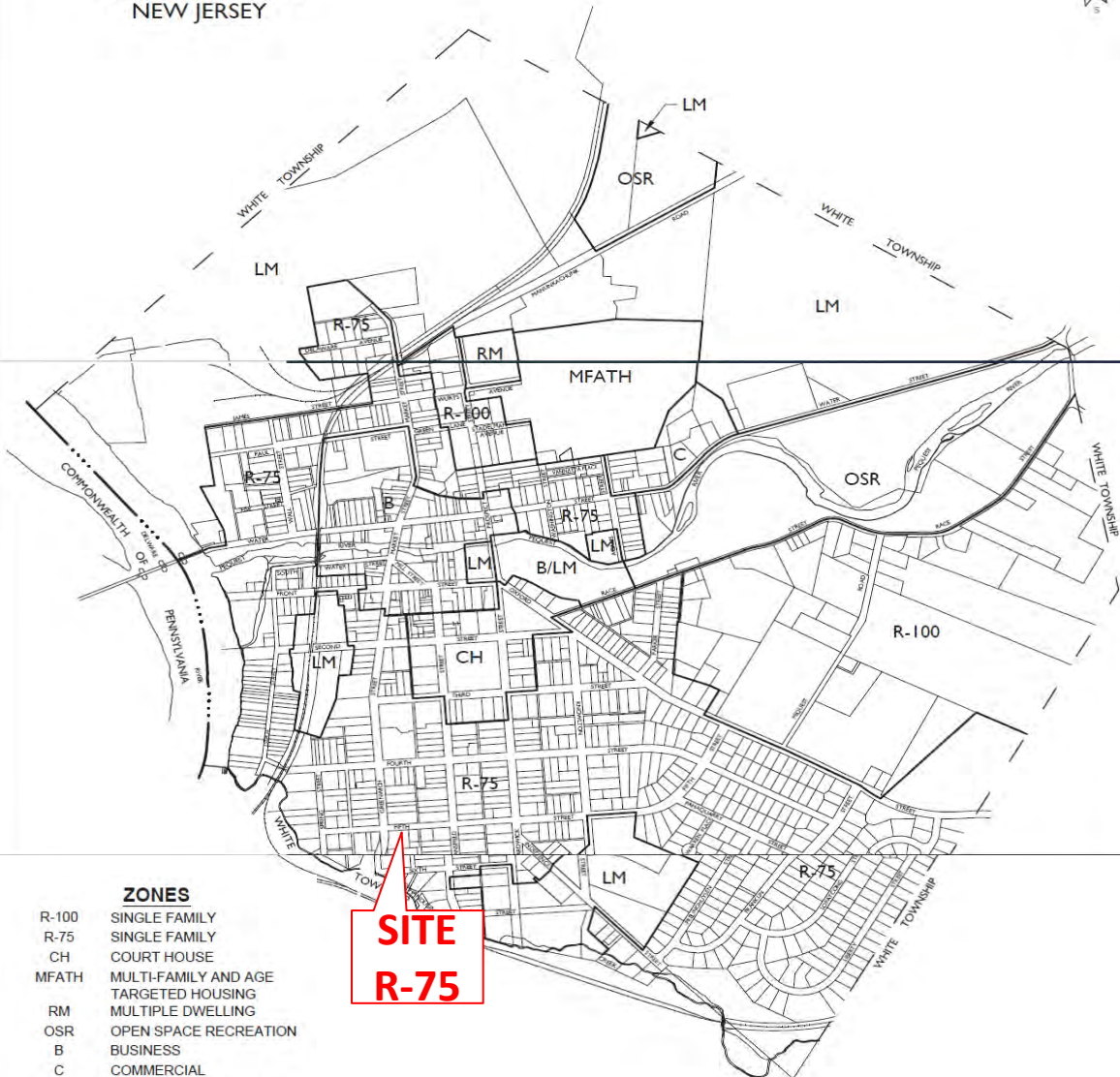
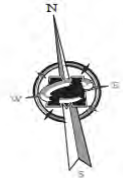


ZONING MAP

300 5th St, Belvidere, Warren County, NJ

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THE TOWN OF
BELVIDERE
WARREN COUNTY
NEW JERSEY



ZONES	
R-100	SINGLE FAMILY
R-75	SINGLE FAMILY
CH	COURT HOUSE
MFATH	MULTI-FAMILY AND AGE TARGETED HOUSING
RM	MULTIPLE DWELLING
OSR	OPEN SPACE RECREATION
B	BUSINESS
C	COMMERCIAL
LM	LIGHT MANUFACTURING
B/LM	BUSINESS/LIGHT MANUFACTURING

**SITE
R-75**

[Zoning Map](#)

[Zoning Code](#)

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ZONING CODE

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505-31. Permitted uses.

Within any R-75 District, no building, structure, lot or land shall be used for any other than one or more of the following uses:

- A. Single-family detached dwelling.
- B. Church or other place of worship, Sunday school, parish house.
- C. Public park or playground.

505-32. Accessory uses. [Amended 5-16-1988 by Ord. No. 88-8]

Within any R-75 District, the following accessory uses shall be permitted:

- A. Private garage or private parking area.
- B. Customary accessory structures and uses.
- C. Signs, pursuant to Article XX.
- D. Home professional office.
- E. Home occupation.
- F. Noncommercial swimming pool, with yard requirements as set forth in § 444-6.

505-35. Conditional uses.

Within any R-75 District, the following conditional uses shall be permitted subject to approval by the Belvidere Planning Board:

- A. Public or private school approved by the New Jersey State Department of Education.
- B. Community center building and public library.
- C. Public utility building or structure.
- D. Essential services.

[Zoning Map](#)

[Zoning Code](#)