



Eagle Realty USA

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

Aerial



■ **SOLD!**

- **For Sale:** Warehouse Building with Office Space
- Centrally located on U.S. 46 two miles from I-80, six miles from I-287, near Route 10 and Route 15
- +/- 15,500 SF Total Building Size
- +/- 13,240 SF Warehouse
- +/- 1,400 SF Current Office
- +/- 600 SF partially built out to expand office & add new bathrooms & kitchen
- +/- 260 SF Drive-in Garage
- Owner occupied: delivered vacant
- Lot Size: +/- .58 Acres
- Loading: 1 Tailboard, 1 Trailer high, EZ in / EZ out
- Ceiling Height: +/- 12' clear
- Column Spacing: +/- 16' x 32'
- Utilities: Public Water, Sewer & Natural Gas
- Gas Heat and AC entire building
- Lighting: LED
- Sprinkler: Wet System
- Alarm System: Entry/exit, high/low temp, motion, & fire
- Construction: Block
- Year Built: 1945 with additions in 1960
- Roof: 2012 New ASTEC Roof
- Parking: Approved for 6 / 5 existing
- Traffic Count: 20,119 AADT 2017 Source NJ DOT
- Zoning: C-2
- Opportunity Zone
- Taxes: \$28,000 or \$1.80 PSF

Eagle Realty USA

Licensed Real Estate Broker
3 Laurel Drive, Suite A
Flanders, NJ 07836

"We Close Deals...That's the Bottom Line"

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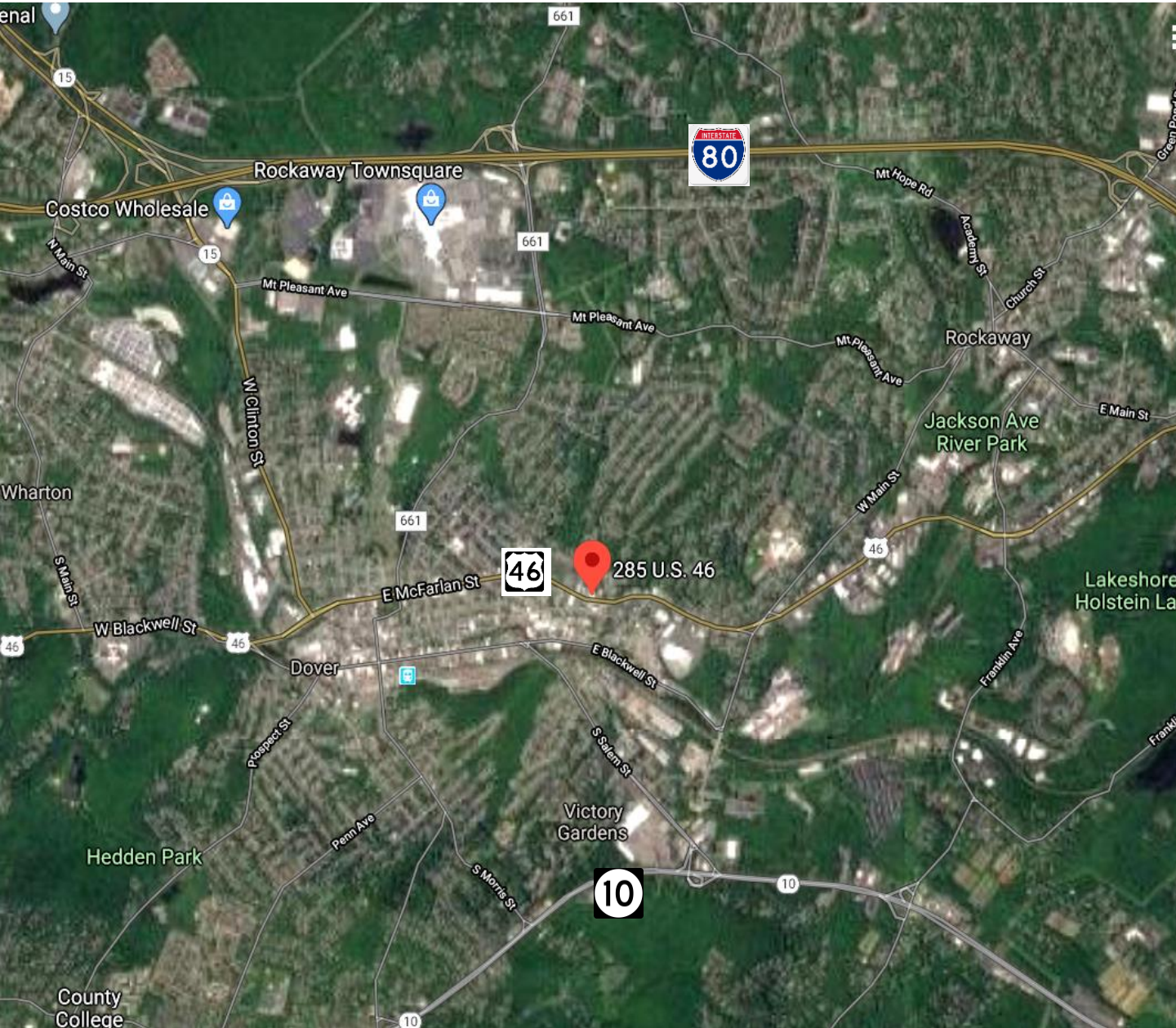
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LOCATION AERIAL

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

[Aerial](#)



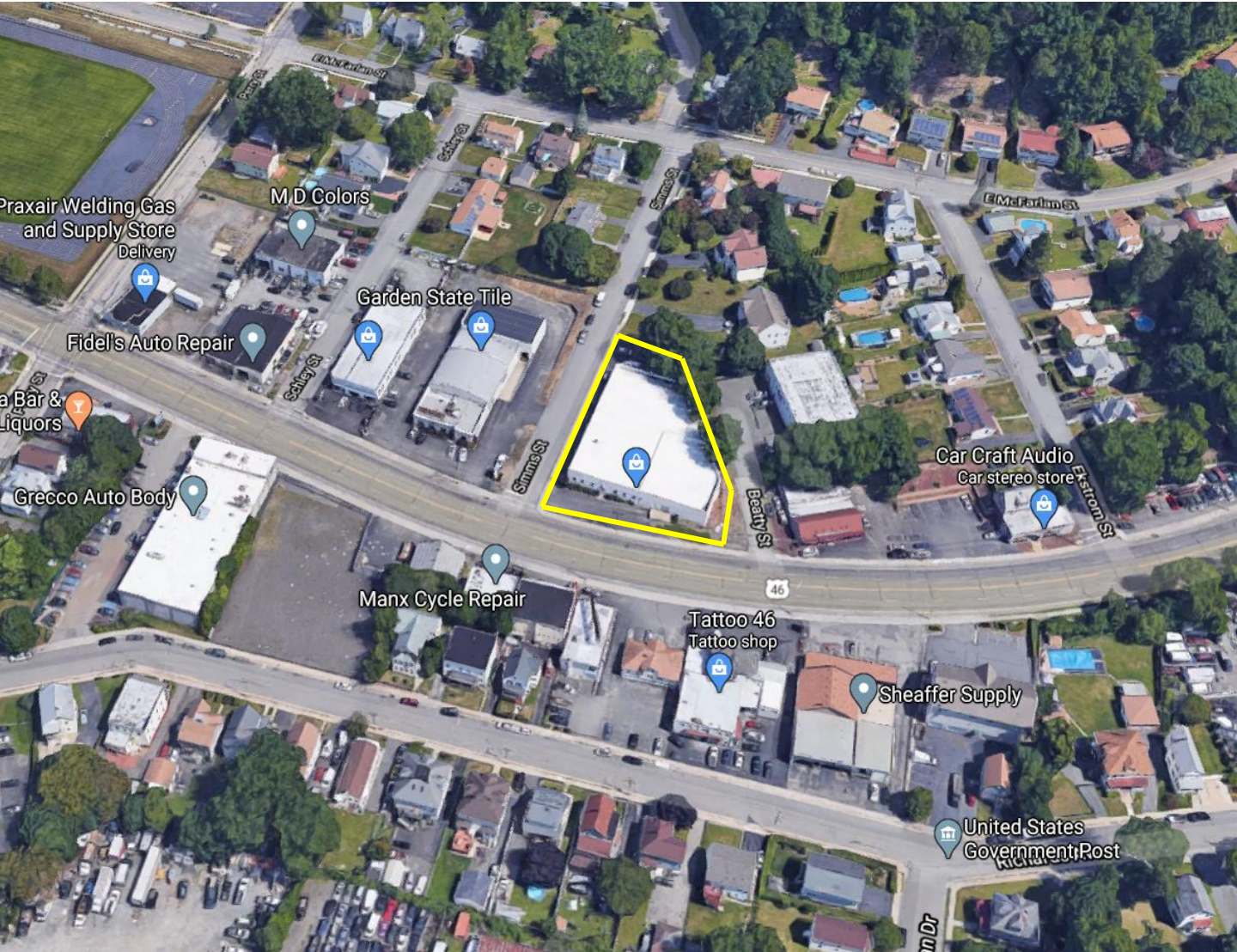
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AERIAL CLOSE UP

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

Aerial

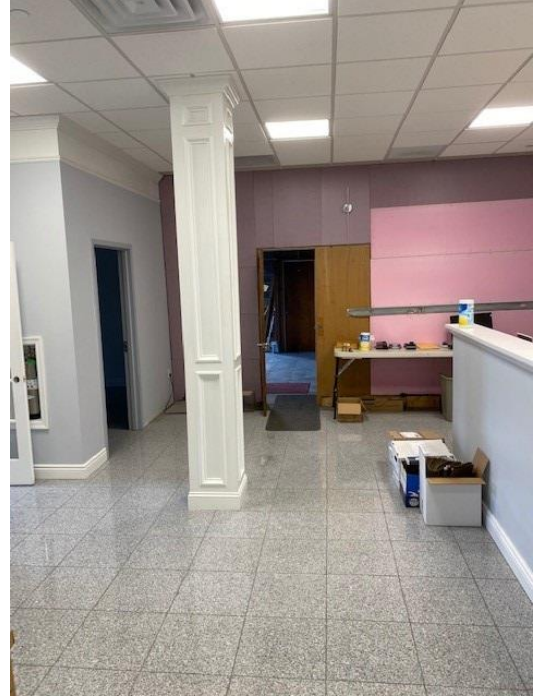


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OFFICE SITE PHOTOS

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

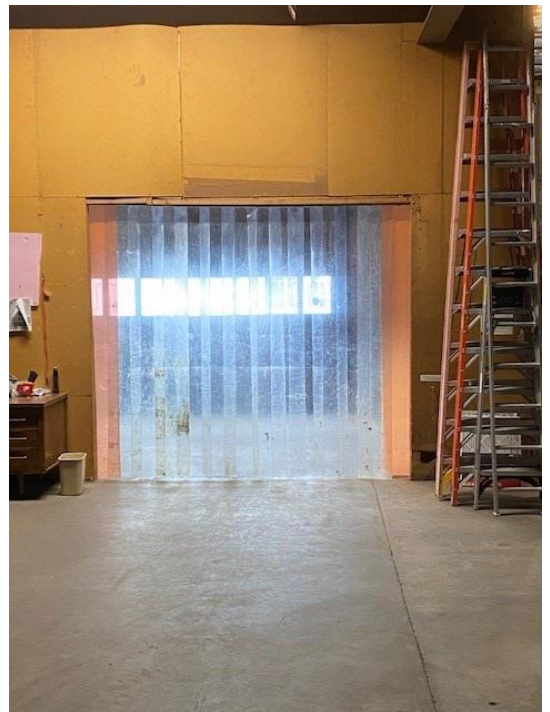


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WAREHOUSE SITE PHOTOS

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LOADING DOCK SITE PHOTOS

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Tractor Trailer Loading Dock



Van High Loading Dock



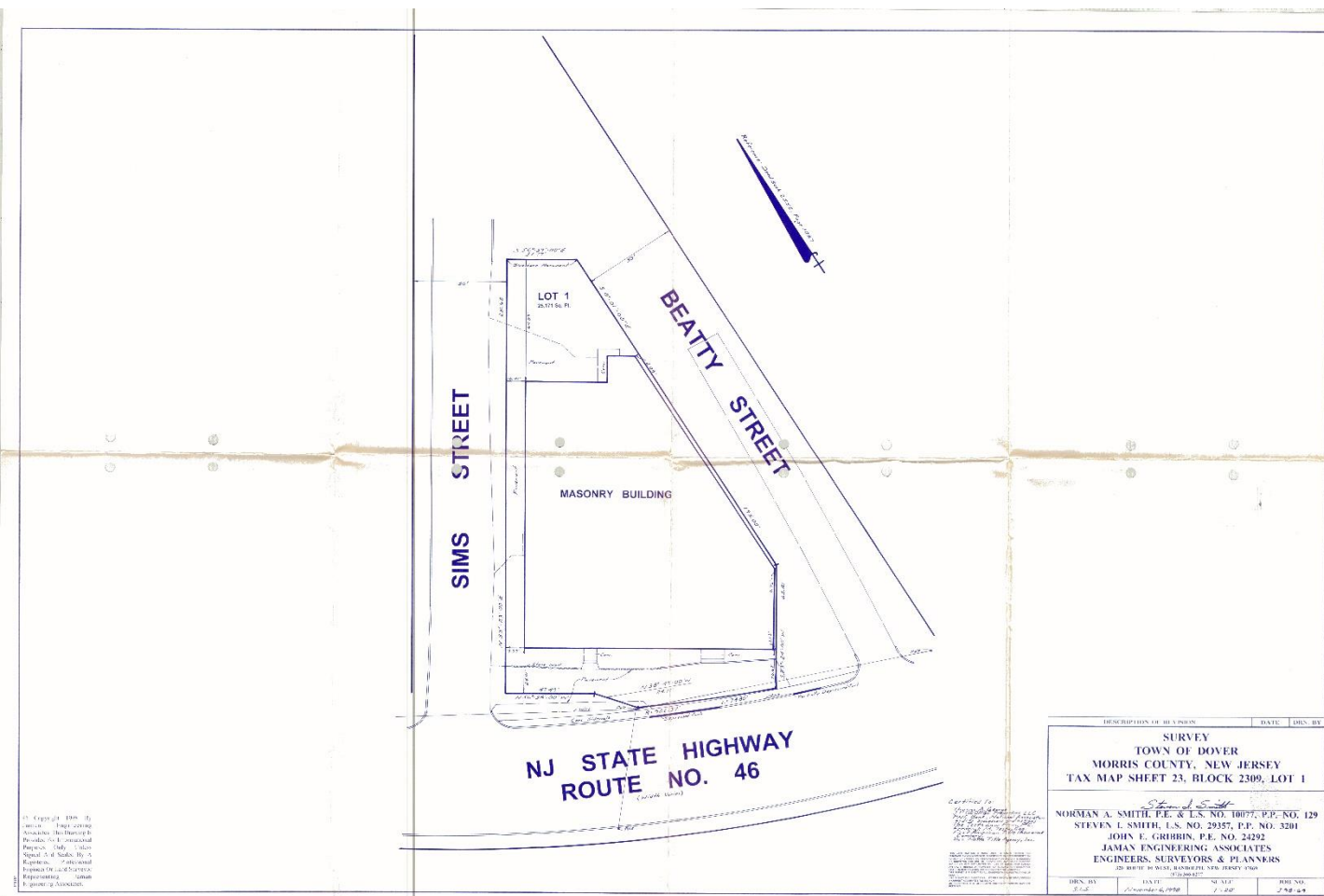
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SURVEY

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Aerial



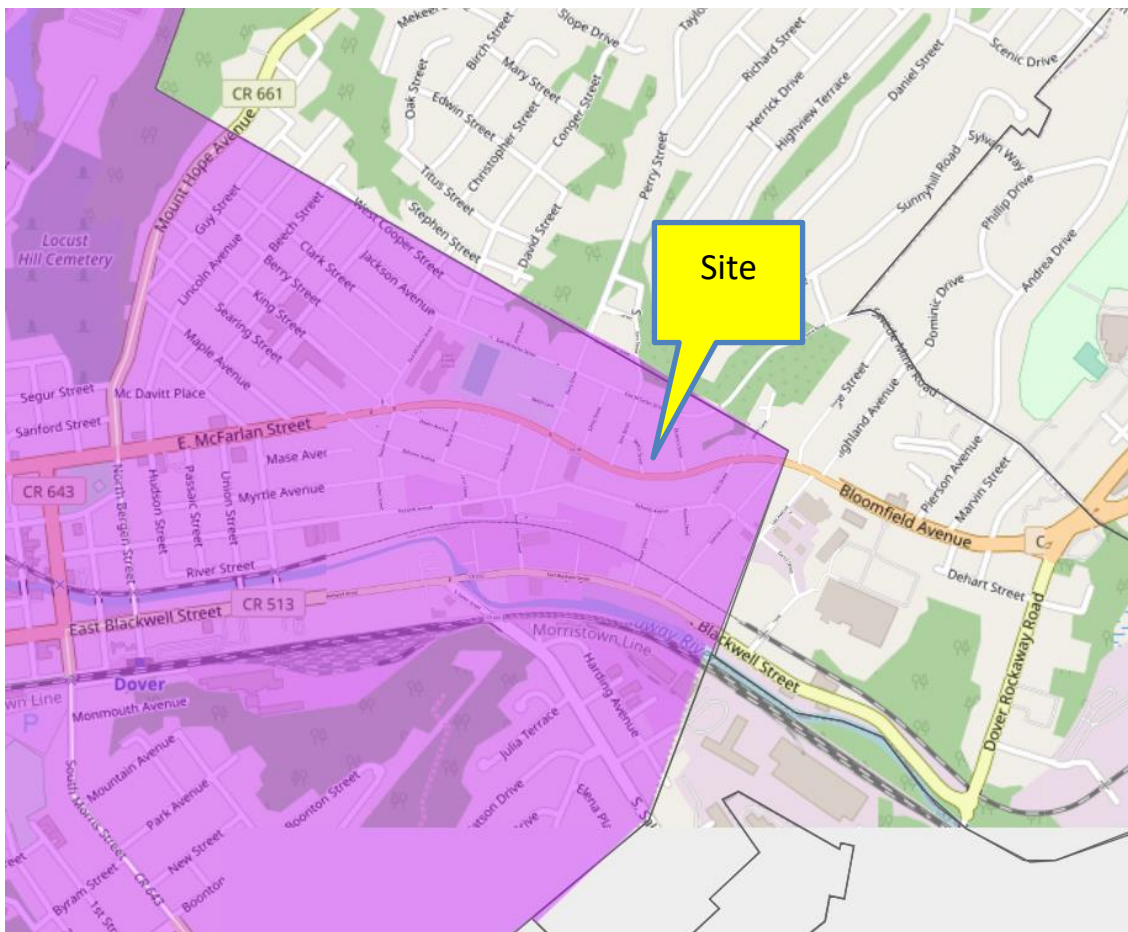
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OPPORTUNITY ZONE MAP

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

- [Opportunity Zone](#)
- New Market Tax Credit Eligible Census Tract
- Neighborhood Revitalization Tax Credit Eligible Census Tract
- Housing and Mortgage Finance Agency Targeted Urban Municipality (for LIHTC)





ZONING MAP

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

Zoning Map

MAP LEGEND

- MUNICIPAL BOUNDARY
- BLACKWELL STREET HISTORIC DISTRICT AREA
- ZONING DISTRICT BOUNDARY
- WATERBODIES

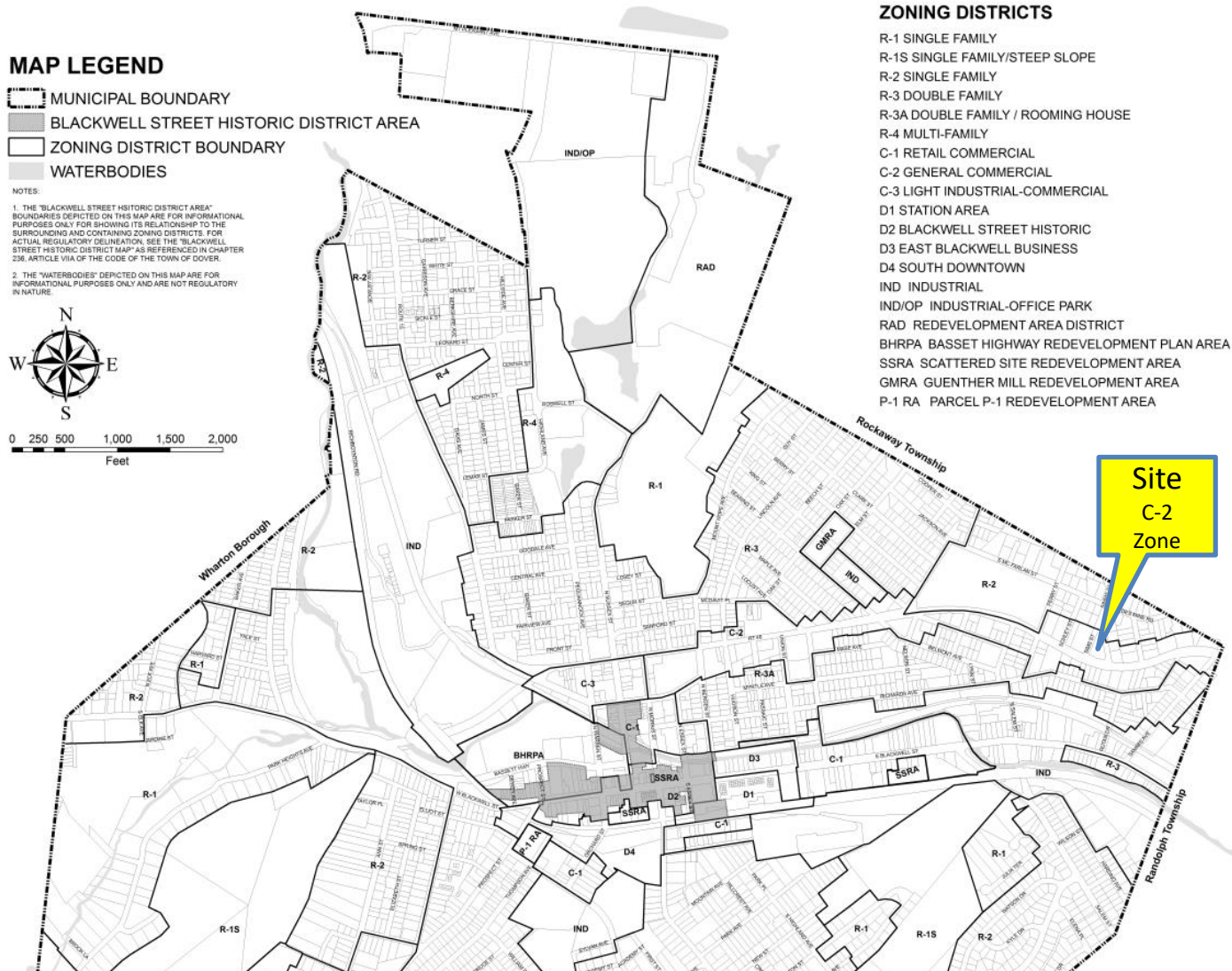
NOTES:
1. THE "BLACKWELL STREET HISTORIC DISTRICT AREA" BOUNDARIES DEPICTED ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY FOR SHOWING ITS RELATIONSHIP TO THE SURROUNDING AND CONTAINING ZONING DISTRICTS. FOR ACTUAL REGULATORY DELINEATION, SEE THE "BLACKWELL STREET HISTORIC DISTRICT MAP" AS REFERENCED IN CHAPTER 236, ARTICLE VIA OF THE CODE OF THE TOWN OF DOVER.
2. THE "WATERBODIES" DEPICTED ON THIS MAP ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT REGULATORY IN NATURE.



0 250 500 1,000 1,500 2,000
Feet

ZONING DISTRICTS

- R-1 SINGLE FAMILY
- R-1S SINGLE FAMILY/STEEP SLOPE
- R-2 SINGLE FAMILY
- R-3 DOUBLE FAMILY
- R-3A DOUBLE FAMILY / ROOMING HOUSE
- R-4 MULTI-FAMILY
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-3 LIGHT INDUSTRIAL-COMMERCIAL
- D1 STATION AREA
- D2 BLACKWELL STREET HISTORIC
- D3 EAST BLACKWELL BUSINESS
- D4 SOUTH DOWNTOWN
- IND INDUSTRIAL
- IND/OP INDUSTRIAL-OFFICE PARK
- RAD REDEVELOPMENT AREA DISTRICT
- BHRPA BASSET HIGHWAY REDEVELOPMENT PLAN AREA
- SSRA SCATTERED SITE REDEVELOPMENT AREA
- GMRA GUENTHER MILL REDEVELOPMENT AREA
- P-1 RA PARCEL P-1 REDEVELOPMENT AREA



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ZONING

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

Zoning Code

§ 236-18. C-2 General Commercial District.

A. Principal uses. Principal uses shall be as follows:

- (1) Motor vehicle repair garages.
- (2) Tire sales, the indoor sales of motor vehicles and motor vehicle parts, hardware stores, retail lumber yards for the storage, sale and minor milling of materials. **[Amended 3-9-1999 by Ord. No. 1-1999]**
- (3) Motor vehicle service stations.
- (4) Bars or taverns. **[Amended 2-10-2015 by Ord. No. 01-2015]**
- (5) Computer, audio and video electronic stores.
- (6) Funeral homes.
- (7) Parks and playgrounds.
- (8) Buildings used exclusively by federal, state, county or local government.
- (9) Hotels and motels.
- (10) Offices.
- (11) Bars with live entertainment. **[Added 2-10-2015 by Ord. No. 01-2015]**
- (12) Restaurants. **[Added 2-10-2015 by Ord. No. 01-2015]**
- (13) Restaurants, fast food. **[Added 2-10-2015 by Ord. No. 1-2015]**
- (14) Restaurants, formula fast food. **[Added 2-10-2015 by Ord. No. 01-2015]**
- (15) Restaurants with limited live entertainment. **[Added 2-10-2015 by Ord. No. 01-2015]**
- (16) Restaurants, fast food with drive-up. **[Added 2-10-2015 by Ord. No. 01-2015]**

B. Accessory uses. Same as the C-1 Retail Commercial District. **[Amended 6-13-1995 by Ord. No. 17-1995]**

C. Conditional uses as stipulated in § 236-40. Conditional uses, as stipulated in § 236-40, shall be as follows:

- (1) Same as R-1 and R-2 Districts.
- (2) Motor vehicle sales lot, both new and used. **[Amended 3-9-1999 by Ord. No. 1-1999]**
- (3) Apartments.
- (4) Adult entertainment establishments, adult bookstores, adult picture theaters, adult mini-motion picture theaters and adult cabarets. **[Added 11-22-1994 by Ord. No. 38-1994]**
- (5) Limousine service businesses. **[Added 5-8-2001 by Ord. No. 9-2001]**
- (6) Taxicab service business. **[Added 5-8-2001 by Ord. No. 9-2001]**
- (7) Nightclubs. **[Added 2-10-2015 by Ord. No. 01-2015]**



ZONING

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Zoning Code

D. Bulk requirements.

(1) Every lot in the C-2 District shall have a minimum width of 100 feet at the street line and a minimum area of 10,000 square feet. Every principal building shall be provided with a side yard of not less than 10 feet, a front yard of not less than 20 feet and a rear yard of not less than 20 feet.

(2) Every lot in the C-2 District shall be developed with not more than 80% impervious lot coverage nor more than 50% building coverage.

E. Height limits. All buildings in the C-2 District may be erected up to 65 feet in height.

F. Minimum floor area. There shall be no minimum floor area in the C-2 District.

G. Off-street parking. All uses shall be required to provide on-site, off-street parking in accordance with § 236-43. **[Amended 11-10-2003 by Ord. No. 39-2003]**



ANNUAL UTILITY COSTS

285 Route 46, Dover, Morris County, NJ (Block: 2309 Lot: 1)

Annual Utilities Costs:

Water:	\$ 581
Gas:	\$4,700
Electric:	\$2,900