



Eagle Realty USA

5627 Berkshire Valley Rd, Oak Ridge (Jefferson Twp), Morris County, NJ
Block 457.01, Lot 7

[Link to Google Aerial](#)

For Sale: Berkshire Center



+/- 15,224 Sq Ft -2 Buildings

For More Information Please Contact:

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Eagle Realty USA

Licensed Real Estate Broker

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

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PROPERTY HIGHLIGHTS

Berkshire Center 5627 Berkshire Valley Rd, Oak Ridge (Jefferson Twp), Morris County, NJ

[Link to Google Aerial](#)

Offering Summary:

- Sale Price: \$2,900,000
- Price Per Sq Ft: \$190.50
- NOI: \$152,413 (Income & Expenses to be confirmed by buyer)
- Cap Rate: 5.25 %

Property Highlights:

- For Sale: Berkshire Center
- 100% Month to Month Leased
- 100% 2024 Assessed \$3,529,799
- Property Type: Retail Center - 2 buildings
- Year Built: 2004
- Utilities: Public Water, Septic, Natural Gas
- Pylon Signage
- Parking: 74 plus 4 Handicap
- Market: Jefferson Twp., Morris County
- Sub- Market: Oak Ridge
- 2 Buildings +/- 15,224 Sq Ft Total
- Stories: 1
- Total Lot Size: +/- 2.69 Acres
- Zoning: C-1 & R-30
- Demographics:

Radius:	Population:	Households:	Median Income:
1 Mile	5,502	2,091	\$113,387.00
3 Mile	10,012	3,814	\$123,509.00

Source: 2023 The Right Move

- Tenants Include: Quality Time Child Care, Pintos' Pizza, Olive Nails, New Magic Cleaners & Nicole Barber Shop.
- Taxes: \$71,687 2023

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PYLON PHOTO

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SITE PHOTOS

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Building 1



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SITE PHOTOS

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Building 2



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AERIAL MAP

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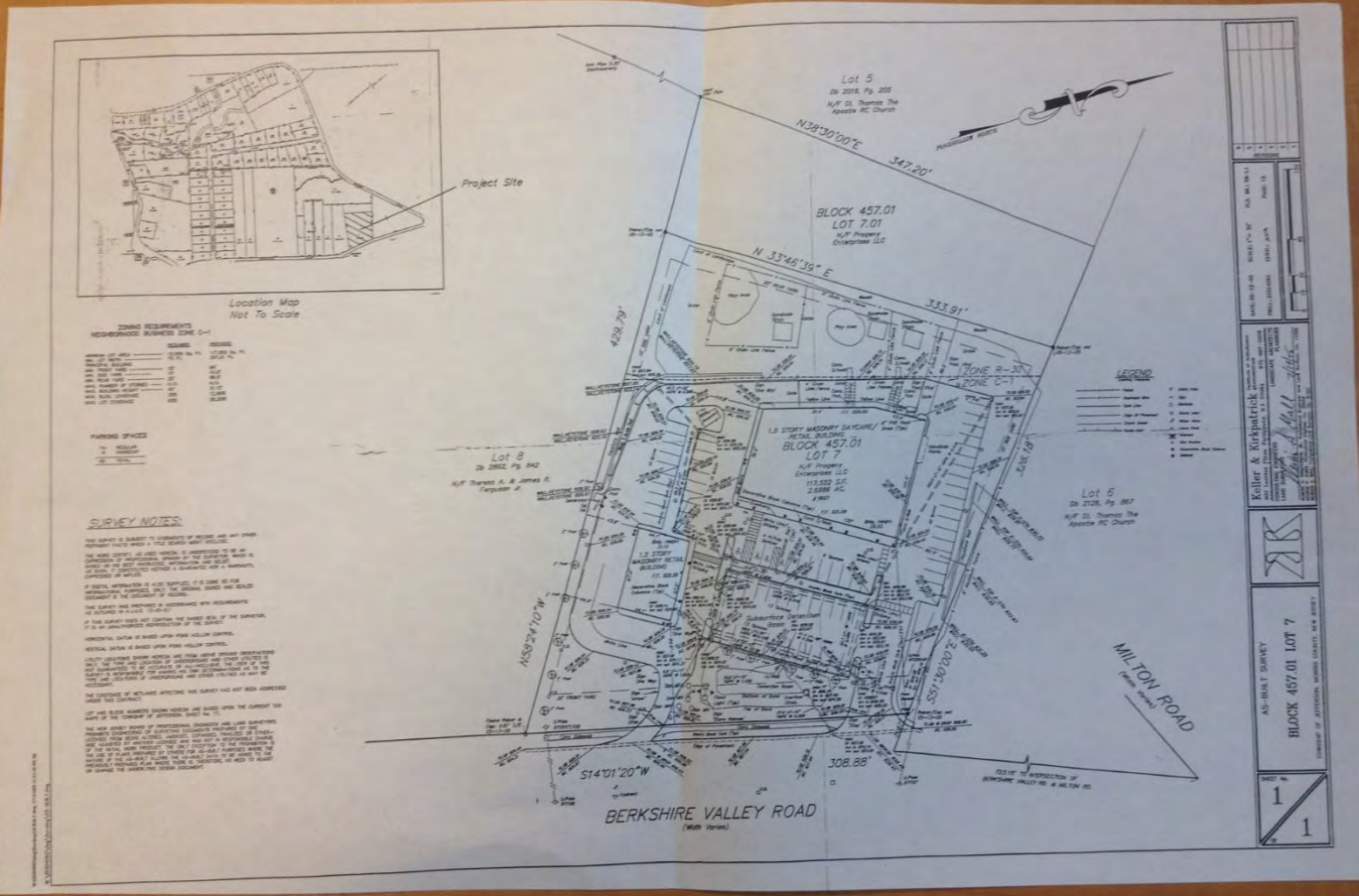
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SURVEY

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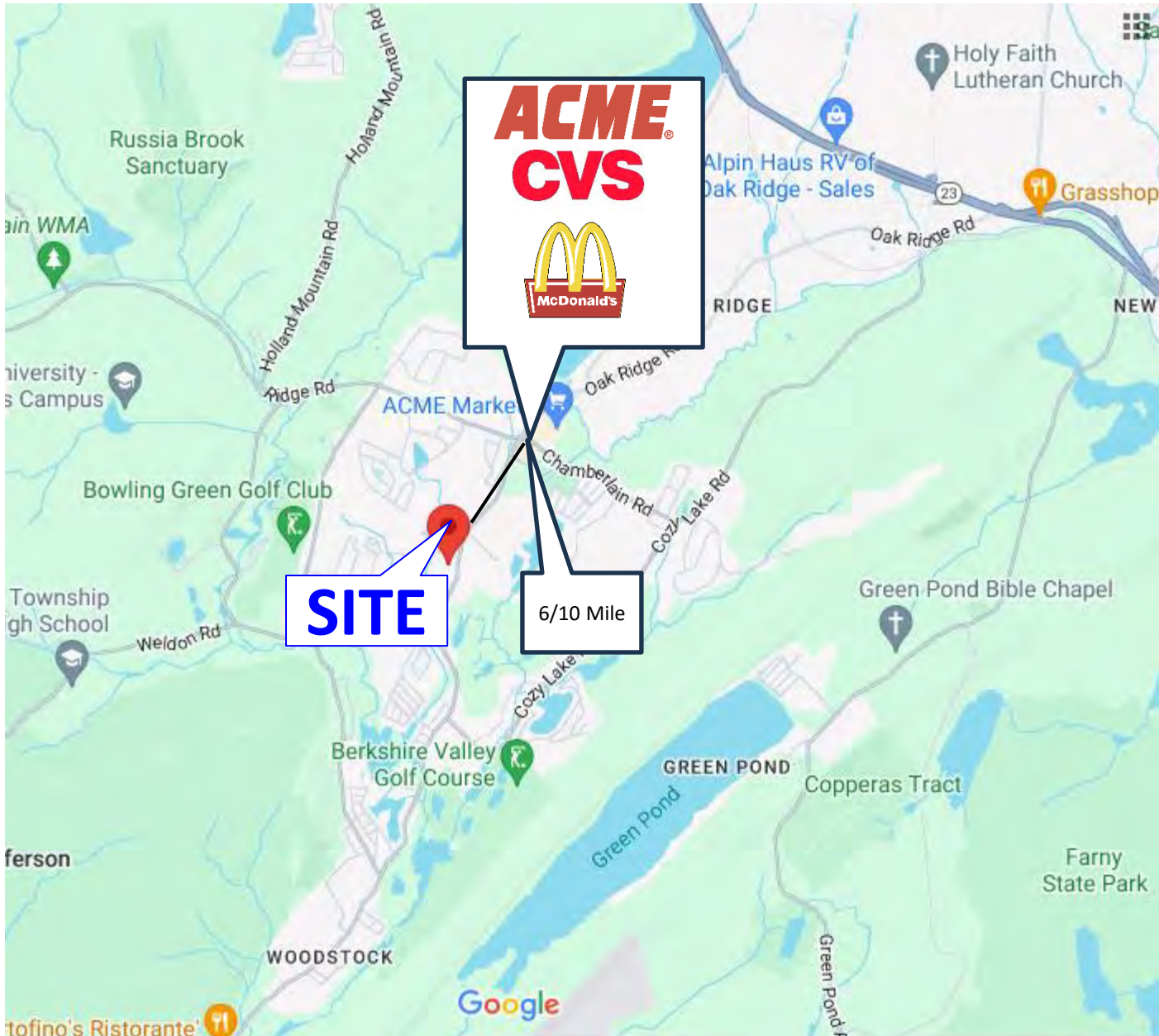
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LOCATION MAP

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JEFFERSON HIGHLIGHTS

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Jefferson Township is the northernmost township in Morris County. As of the 2020 United States census, the township's population was 20,538, a decrease of 776 (-3.6%) from the 2010 census count of 21,314, which in turn reflected an increase of 1,597 (+8.1%) from the 19,717 counted in the 2000 census . Jefferson Township was formed as a township by an act of the New Jersey Legislature on February 11, 1804, from portions of Pequannock Township and Roxbury. The township was named after Thomas Jefferson, the President of the United States at the time the Township was created. The township is situated in the northernmost part of Morris County bordering both Passaic and Sussex counties. According to the United States Census Bureau, the township had a total area of 42.77 square miles (110.8 km²), including 38.90 square miles (100.8 km²) of land and 3.88 square miles (10.0 km²) of water (9.06%). The township borders Mount Arlington, Rockaway Township, Roxbury and Wharton in Morris County; West Milford in Passaic County; and Hardyston Township, Hopatcong and Sparta in Sussex County. The township has two large divisions, Milton and Lake Hopatcong.

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



MAJOR EMPLOYERS IN MORRIS COUNTY

Berkshire Center 5627 Berkshire Valley Rd, Oak Ridge (Jefferson Twp), Morris County, NJ

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Major Employers in Morris County, 2023

Employer	Full Time Employees
Atlantic Health System	10,552
Novartis	6,500
Picatinny Arsenal	6,000
Barclays	3,374
Bayer	2,713
ADP	2,400
Accenture	2,344
PricewaterhouseCoopers	2,095
Cigna	1,686
Deloitte & Touche	1,646
Saint Clare's Health	1,473
County of Morris	1,456
UPS	1,431
Greystone Park Psychiatric Hospital	1,245
Reckitt Benckiser	1,162
Mondelēz International	1,086
BASF	1,051
Teva Pharmaceutical Industries	948
Zoetis	886
Siemens Health Care Diagnostics	852
Anywhere Real Estate (former Realogy)	824
Tiffany & Co.	819
Howmet Aerospace	800
MetLife	757
Honeywell*	750
GAF	740
Ferring Pharmaceuticals	687
Lincoln Park Care Center	601
Wyndham Hotels and Resorts	585

SOURCE: Morris County Office of Planning and Preservation
January - March 2023 Survey

Source: [major-emp-march-2023.pdf \(morriscountynj.gov\)](#)

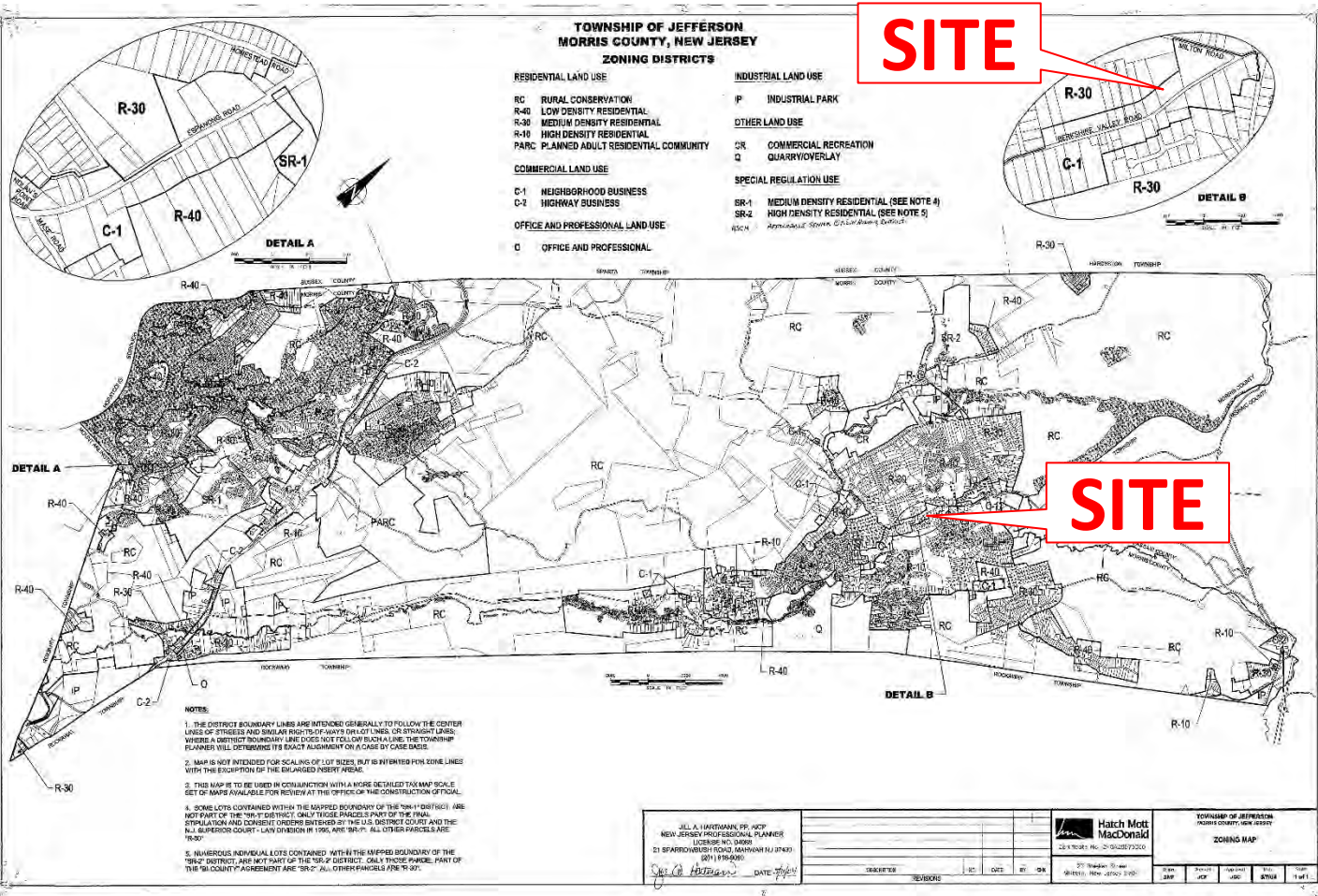
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ZONING MAP

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[Zoning Map](#)

[Zoning Code](#)

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ZONING CODE

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C-1 Neighborhood Business Zone.

A. Purpose. This zone is designed to provide for areas throughout the Township conveniently located adjacent to existing and proposed developed areas to provide businesses which meet the day-to-day needs of the residents.

B. Permitted principal uses. Permitted principal uses shall be as follows:

- (1) Retail stores.
- (2) Banks or savings institutions.
- (3) Personal service stores or studios.
- (4) Restaurants, fast-food restaurants or taverns.
- (5) Theaters or motion-picture theaters, other than an outdoor drive-in theater.
- (6) Professional offices.
- (7) Marinas.
- (8) Public and private fire and rescue squad stations.

[Zoning Map](#)

[Zoning Code](#)



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C-1 Neighborhood Business Zone.

C. Permitted accessory uses. Permitted accessory uses shall be as follows:

- (1) Customary accessory uses and structures clearly subordinate to the principal use.
- (2) A boat repair yard accessory to a marina.

D. Conditional uses (subject to § **490-35**). Conditional uses shall be as follows:

- (1) Motor vehicle service stations or motor vehicle repair garages.
- (2) Public utility buildings, structures or facilities.
- (3) Membership clubs.
- (4) Funeral homes.
- (5) Building materials and storage yards.
- (6) Cannabis retail business and cannabis delivery service.
[Added 12-13-2023 by Ord. No. 23-21]

[Zoning Map](#)

[Zoning Code](#)