

188 Newark Pompton Turnpike

LITTLE FALLS, NEW JERSEY

OFFICE FOR SALE
2,125± SF
FREESTANDING BUILDING

Property Information

- 2,125± SF freestanding building
- Two-story office building
- 8 private parking spaces
- 2 private entrances
- Separately metered utilities
- 0.11 acres
- 2022 Taxes: \$9,032

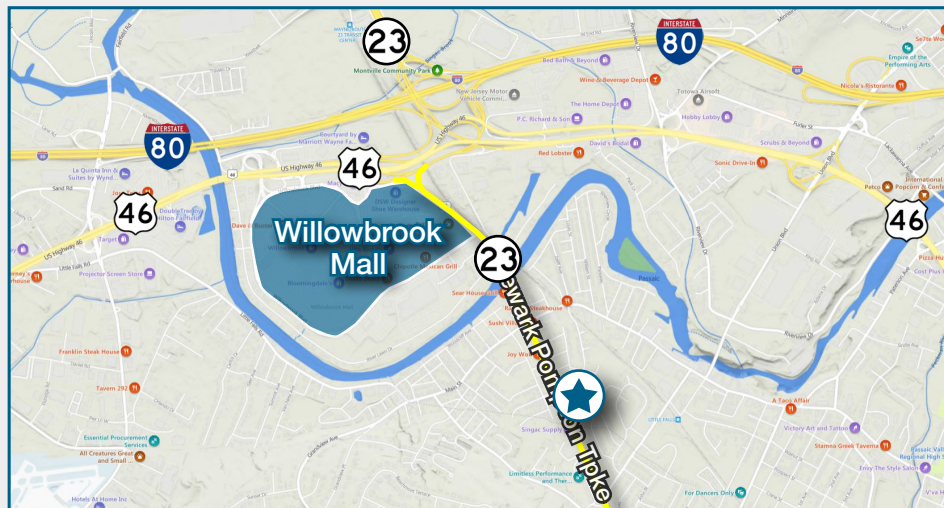


 For more information

Justin Alessio

201 488 5800 x159
jallessio@naihanson.com

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



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SERVICES OFFERED

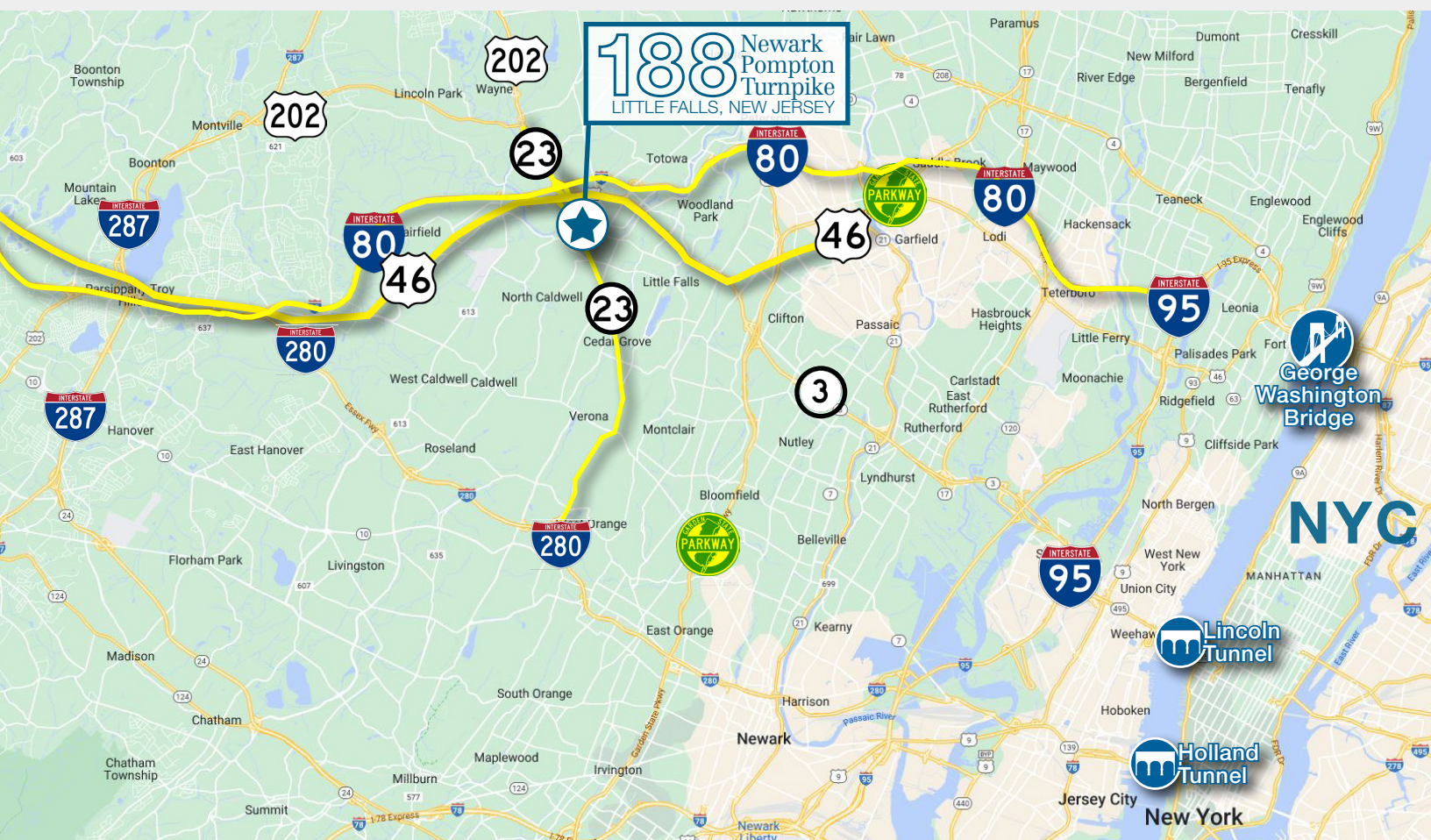
Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

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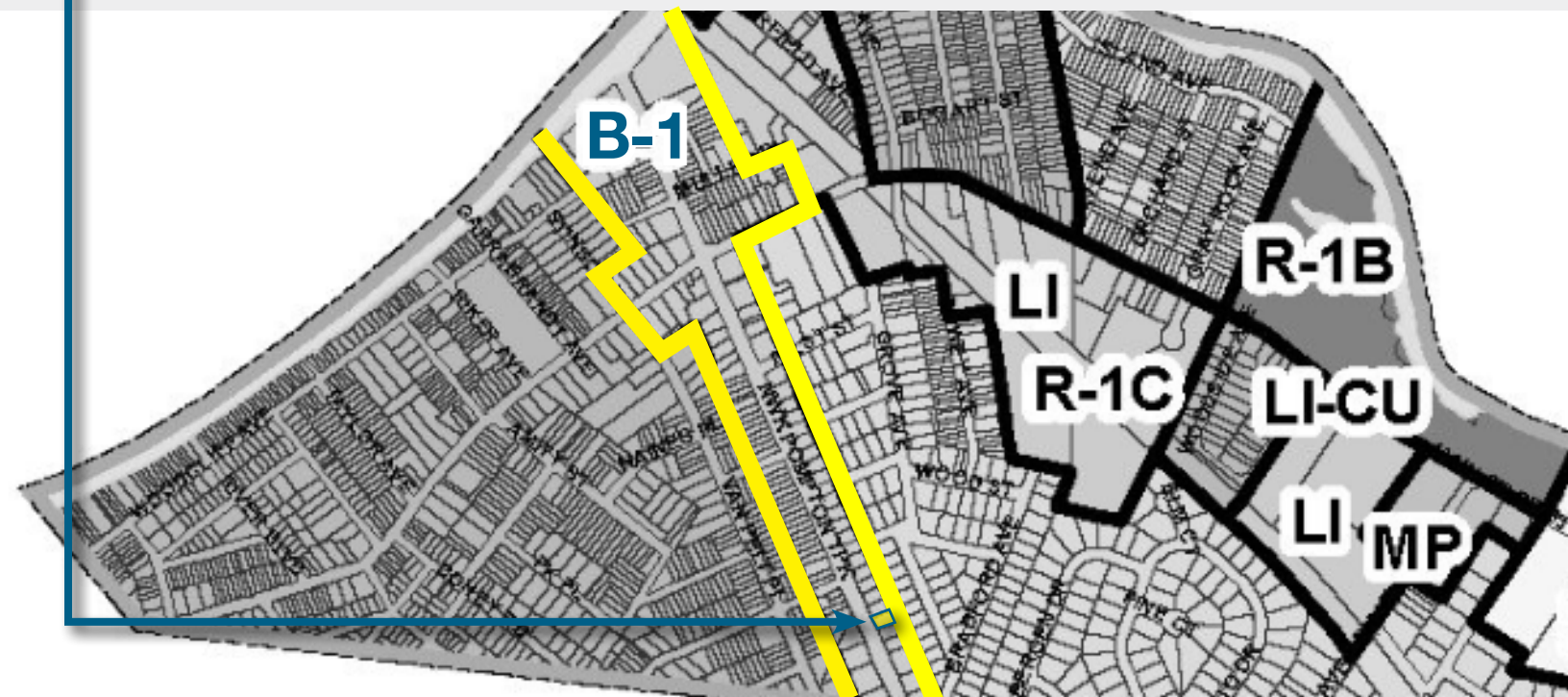
AERIAL & HIGHWAY MAP



188 Newark Pompton Turnpike

LITTLE FALLS, NEW JERSEY

TAX MAP & ZONING MAP



188 Newark Pompton Turnpike LITTLE FALLS, NEW JERSEY

ZONING INFORMATION

Business B-1 District

Principal permitted uses in the Business B-1 District are as set forth in the Schedule of Use, Area and Bulk Regulations included in chart below.

Conditional uses in the Business B-1 District are as set forth in the Schedule of Use, Area and Bulk Regulations included in chart below.

Prohibited uses - The following uses are specifically prohibited in the Business B-1 District:

- A. Gasoline filling stations.
- B. Hotels, motels and motor inns.
- C. Shooting galleries, skating rinks, bowling alleys, billiard parlors, dance halls, discotheques, model slot car racing, and all other similar amusements.
- D. Automobile laundries.
- E. Automotive storage and repair garages.
- F. Used car lots.
- G. Animal hospitals, animal clinics and similar institutions.
- H. Truck terminals.
- I. Manufacturing, processing and assembly enterprises.
- J. Building or construction supply businesses.
- K. Milk depots.
- L. Warehouses and similar storage facilities.
- M. Wholesale establishments.

Site plan approval required. All uses in the Business B-1 District shall require site plan approval by the Planning Board.

**Township of Little Falls
Schedule of Use, Area and Bulk Regulations
B-1 District**

Principal Permitted Uses	Conditional Uses	Accessory Uses	Min. Lot			Min. Required Yards				Max. Bldg. Height (ft.)	Max. Percent Bldg. Cvg.
			Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	One Side (ft.)	Total Side (ft.)	Rear (ft.)		
Business uses: (1) Retail stores, markets and shops, excluding drive-ins and shopping centers Service establishments except automotive, funeral parlors, laundry and dry-cleaning establishments Enclosed eating and drinking establishments where food and drink is served within building only Business, professional, and governmental offices Banks, without drive-in facilities Business signs complying with Article XVII	 Drive-in banks Enclosed automobile sales, without Repair or service not normally incidental to sales Telephone exchange and public utility stations in buildings matching character of neighborhood Funeral parlors Fully enclosed theaters		5,000	50	100	10	12		30	2 1/2 Stories or 35 ft.	40%

Notes:

- (1) All uses require site plan approval.