

1 Bay Street

Stirling/Long Hill Township

MORRIS COUNTY, NJ

±2,400 SF
ON ±2.09 ACRES
INDUSTRIAL/FLEX FOR LEASE



Property Features

- ±2,400 SF industrial/flex available
- Includes ±750 SF office
- Clear span warehouse space
- 20' clear ceiling height
- 1 drive-in door
- ±20 on-site parking spaces
- Van & truck accessible
- Wet sprinkler system
- Ideal for contractor/light industrial uses
- Highly desirable small-bay industrial/flex configuration
- Well-occupied property with established tenants
- Zoned VIO - Downtown Valley Industrial Overlay, within the broader B-D Downtown Valley Commercial District, which is specifically intended to preserve and support existing light industrial and flex users while allowing a broad range of compatible uses

FOR MORE INFORMATION

Christopher D'Andrea | Associate

P: 973.463.1011 x296 | cdandrea@naihanson.com

John J. Schilp | Senior Vice President

P: 973.463.1011 x174 | jschilp@naihanson.com

NAI James E. Hanson

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US: [f](#) [@](#) [X](#) [in](#) [v](#) | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

SERVICES OFFERED

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

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON

1 Bay Street

Stirling/Long Hill Township

MORRIS COUNTY, NJ

PROPERTY SUMMARY



Property Description

±2,400 SF industrial/flex available in a 10,200 SF building on ±2.09 acres. The space is part of a well-maintained, Class B industrial/flex building that provides ample parking, easy vehicle circulation, and operational functionality rarely available in this size range.

Located in the heart of Morris County's limited small-bay industrial market, this space offers an efficient layout designed for contractors, trade users, light manufacturing, and service-based businesses that require drive-in access, strong clear height, and flexible zoning.

Location Description

Situated in Stirling, this property benefits from a central Morris County location with convenient access to surrounding business communities, residential neighborhoods, and regional transportation routes with convenient access to I-78 and I-287, allowing users to efficiently serve Morris County, Somerset County, Union County, and the greater Northern New Jersey region.

The area supports a strong mix of local contractors, service providers, and industrial users, making it an ideal operational base for businesses that value accessibility, efficiency, and proximity to customers and a local workforce.

Offering Summary

| | |
|------------------|------------------|
| Lease Rate: | Call for Pricing |
| Number of Units: | 1 |
| Available SF: | 2,400 SF |
| Lot Size: | 2.09 Acres |
| Building Size: | 10,200 SF |

Demographics 1 Mile 3 Miles 5 Miles

| | | | |
|-------------------|-----------|-----------|-----------|
| Total Population | 2,642 | 27,854 | 130,723 |
| Average HH Income | \$203,116 | \$239,849 | \$184,515 |

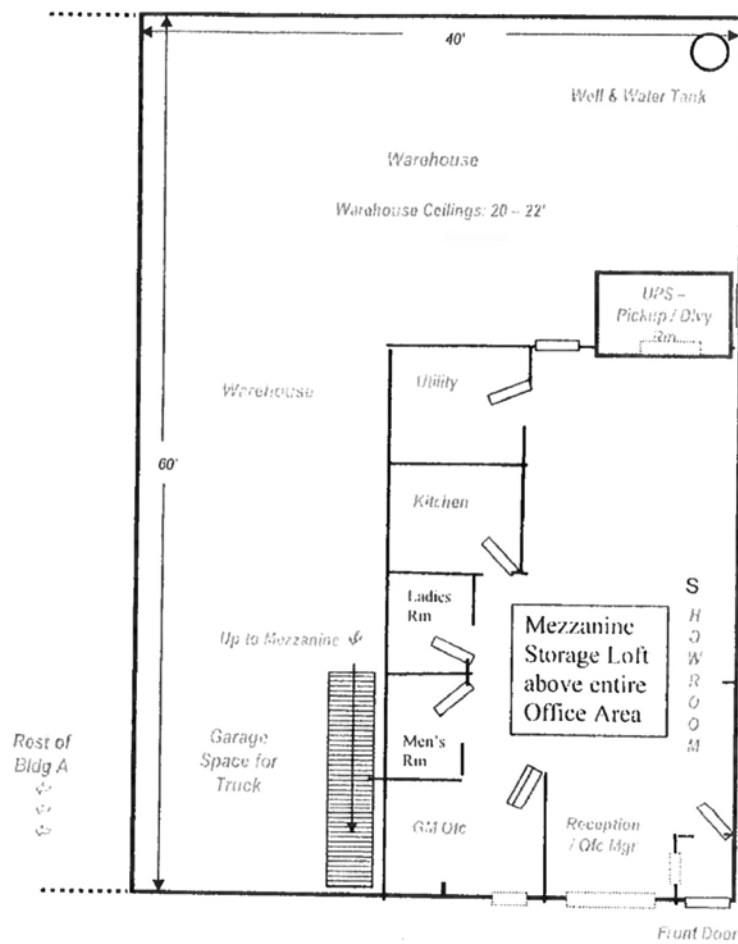
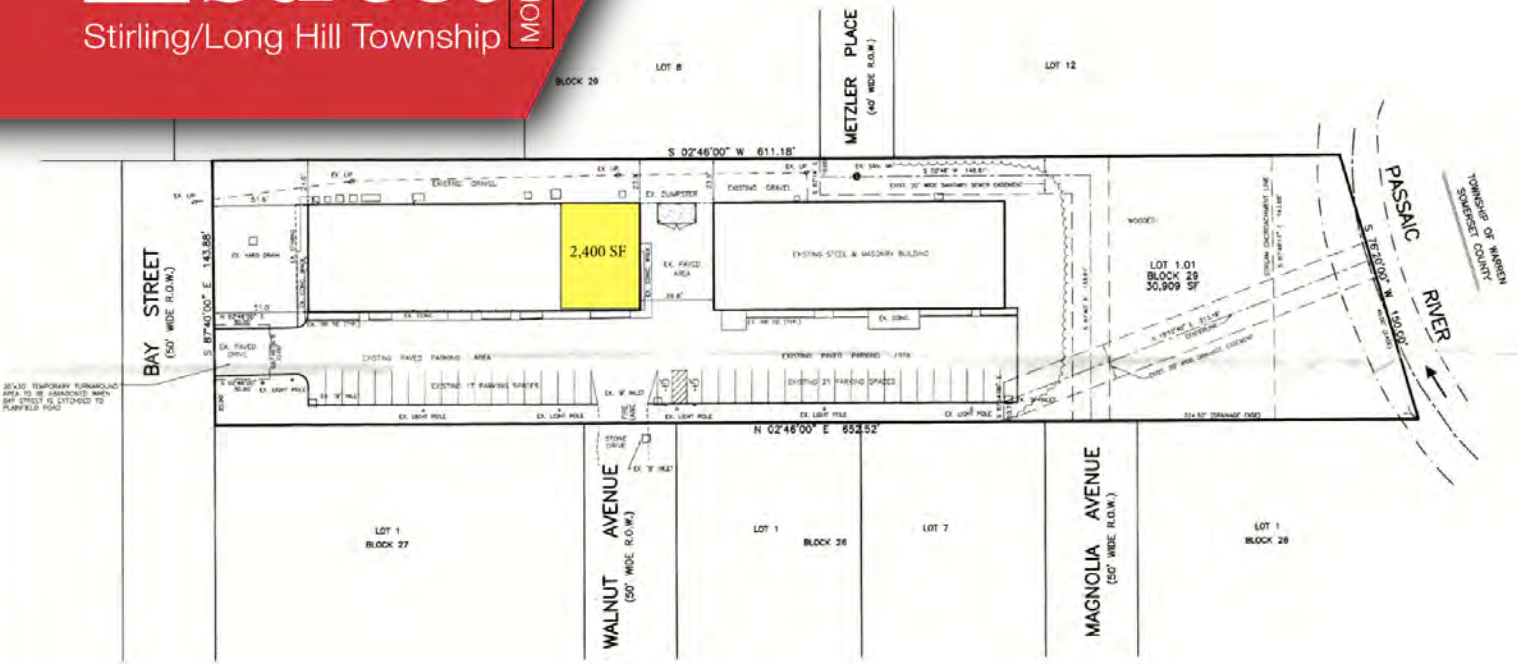
1 Bay Street

Stirling/Long Hill Township

MORRIS COUNTY, NJ

PLANS

SITE & FLOOR PLAN



1 Bay Street

Stirling/Long Hill Township

MORRIS COUNTY, NJ

TAX MAP

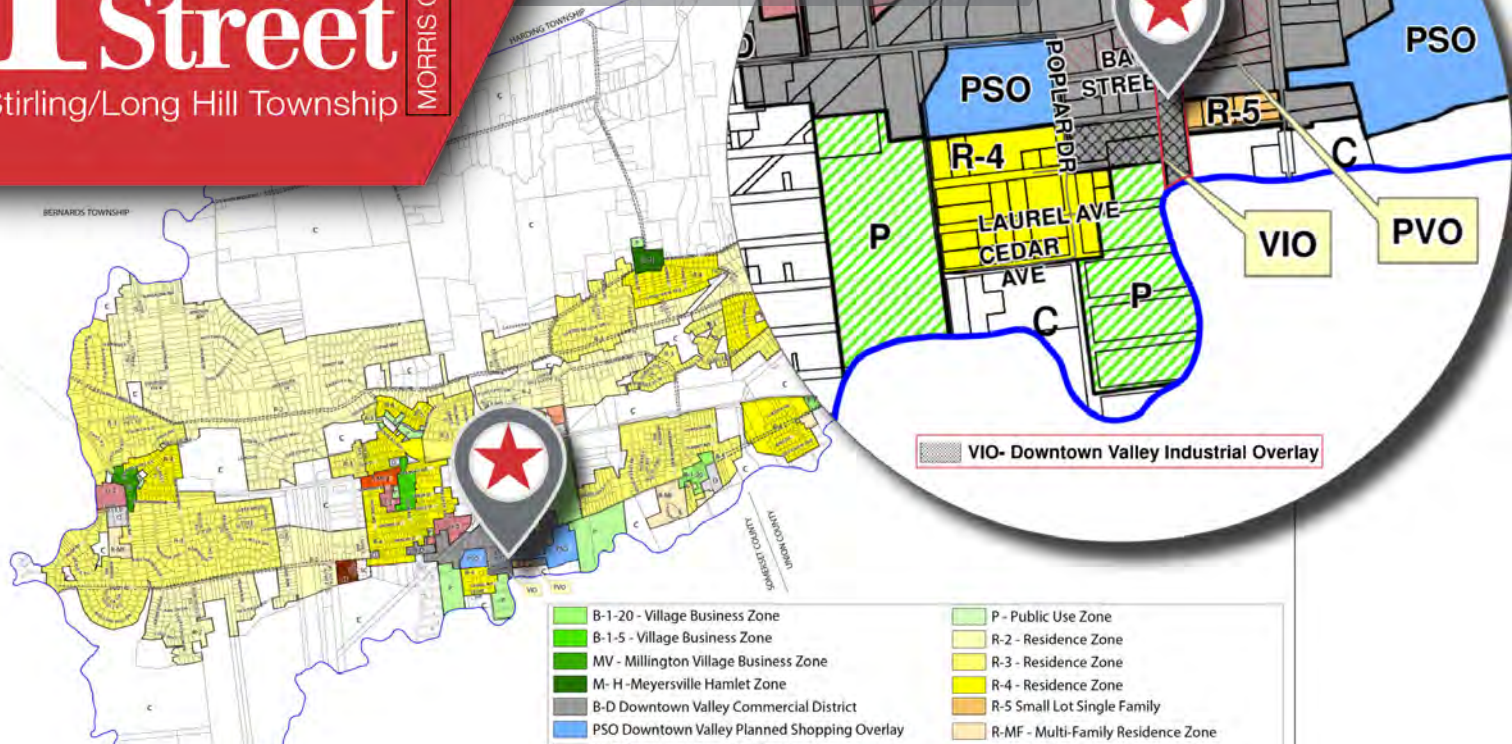


1 Bay Street

Stirling/Long Hill Township

MORRIS COUNTY, NJ

ZONING OVERVIEW



VIO Downtown Valley Commercial Zone District Valley

Industrial Overlay. [Ord. No. 392-2016 § 4]

The Valley Industrial Overlay applies only to properties within the B-D zone specifically marked on the Zoning Map as VIO.

The purpose of this Overlay is to identify existing industrial development in this area; to encourage an upgrading and beautification of existing light industrial land uses and to ensure that such land uses do not negatively impact surrounding development. Very few uses are allowed in this Overlay, which is limited to those uses already existing and other allowed uses within the B-D zone. Existing businesses are encouraged to continue but no additional uses are allowed. It is also designed for those existing and allowed industrial and commercial uses which have a minimum of environmental impacts but have traffic, or utilitarian or operational requirements that make them more appropriately located adjacent to compatible land uses, rather than residential uses.

a. Permitted Primary Uses.

1. All primary uses permitted in the B-D zone.
2. Garden supply.
3. Small scale warehouse or logistics uses.
4. Small-scale manufacturing and assembly.
5. Small-scale construction yard.

b. Permitted Accessory Uses.

1. All accessory uses permitted in the B-D zone.
2. Outdoor vehicle storage. The number and type of vehicles on any site shall be determined as part of a site plan application.

c. Permitted Conditional Uses.

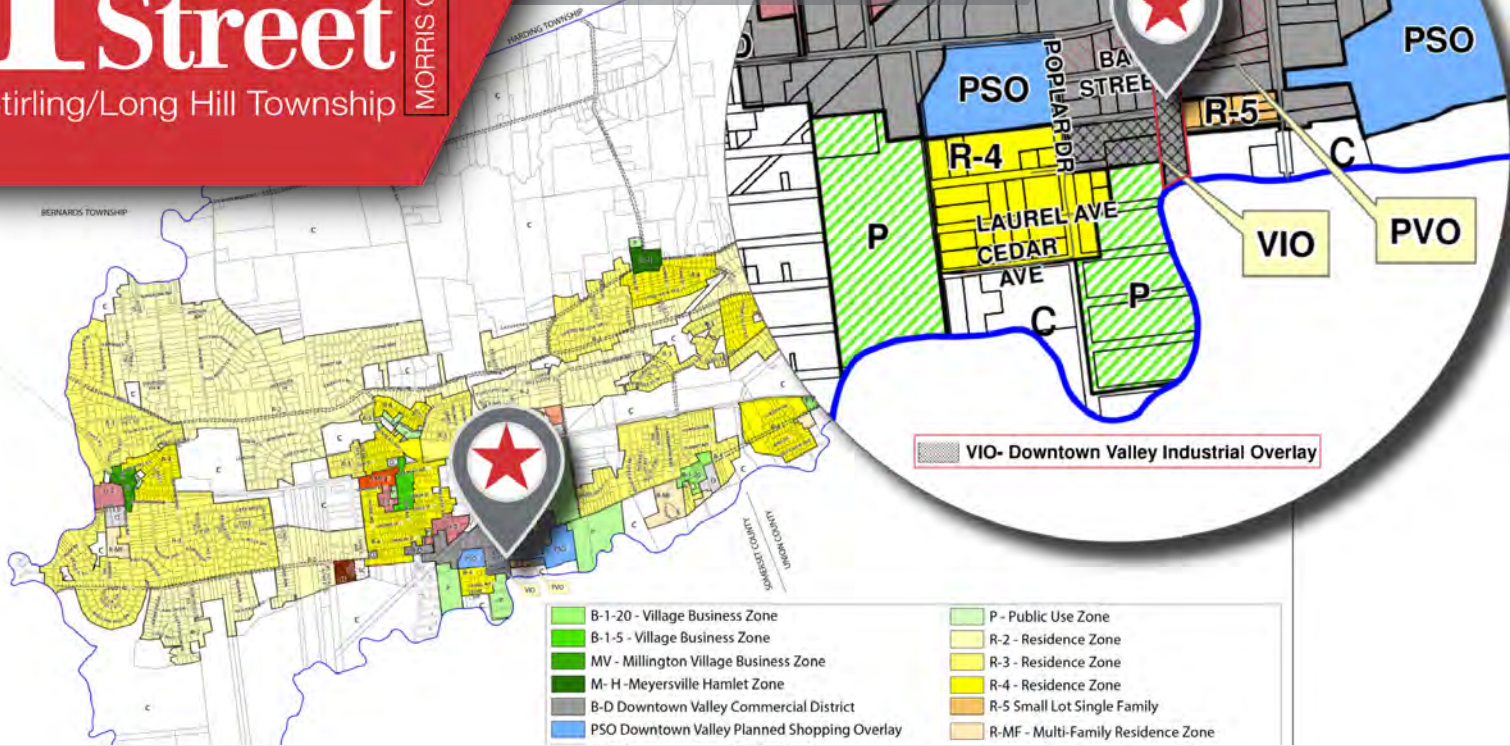
1. All conditional uses permitted in the B-D zone.

1 Bay Street

Stirling/Long Hill Township

MORRIS COUNTY, NJ

ZONING OVERVIEW



B-D Downtown Valley Commercial Zone District.

a. Permitted Primary Uses.

1. Retail trade uses, including: supermarkets, food and convenience stores, home, garden supply and nursery centers, hobby supply stores, florists, bakeries, pharmacies and drug stores, general merchandise, clothing and antique stores, sporting equipment, furniture stores, and wine and liquor stores.
2. Retail service uses, including barber shops and hair/beauty salons, repair shops, dry cleaners, and tailors.
3. Business and professional offices.
4. Medical and dental offices and clinics.
5. Financial institutions.
6. Restaurants, including outdoor dining and live entertainment.
7. Banquet facilities, including outdoor dining and live entertainment.
8. Child care centers and nursery schools.
9. Small hotel, inn or bed & breakfast establishments.
10. Funeral homes.
11. Health clubs, fitness centers.
12. Recreational uses utilizing the Passaic River that provide water craft that do not require a license.
13. Recreational uses.
14. Non-profit membership organizations and fraternal organizations.
15. Movie theaters of up to six screens and taverns with live music.
16. Arts Centers including live entertainment venues and/or instruction in any of the arts.
17. Art Galleries and studios.
18. Any other use, in the opinion of the approving authority, substantially similar to those identified in this subsection.

b. Permitted Accessory Uses.

1. Signs.
2. Parking facilities.
3. Satellite earth station antennas, in accordance with Subsection 124.6.
4. Street furniture and other pedestrian amenities.
5. Bicycle parking facilities.
6. Amenities which encourage pedestrian traffic by removing natural or man-made barriers to circulation.
7. Drive up windows for banks and pharmacies.
8. Any other accessory use, which in the opinion of the approving authority is customarily incidental or accessory to a permitted primary use.

c. Permitted Conditional Uses.

1. Public and institutional uses.
2. Public utilities.

d. Prohibited Uses.

Single family detached residences or any other residential uses on the first floor.

e. All development in the zone shall conform to the Township architectural standards in Section 152 of this Ordinance, and the landscaping standards of Section 153 of this Ordinance.