

COLD STORAGE & WAREHOUSE

148 Compton Rd | Wantage, NJ

Marcus & Millichap
CAFIERO TEAM



OFFERING MEMORANDUM

DEAL LEAD

DEAL TEAM



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OFFERING HIGHLIGHTS

- 30,000 Square Foot Warehouse & Cold Storage Space in Wantage, Sussex County, New Jersey
- 40-Year History of Food Distribution and Temperature-Controlled Storage
- Freezer & Cooler Make Up Approximately 27% of GLA
- 19' High Ceilings In Cold Storage Areas
- Sitting on 3.76 Acres with Parking Designed to Simplify Logistics and Staging for Daily Deliveries
- 28' Clear Ceiling Height with Racking
- Convenient Access to Route 23, Route 94 and Route 15
- Strategic Location for Distribution Throughout Western New Jersey and Morris County Areas



PRICE
\$4,650,000



BUILDING SIZE
30,000 SF



FREEZER & COOLER
27% of GLA



PRICE PER SF
\$155/SF



CLEAR HEIGHT
28'



WANTAGE, NEW JERSEY

Wantage Township, located in Sussex County in northwestern New Jersey, is a spacious rural community known for its scenic landscapes, agricultural heritage, and strong sense of local identity.

Covering one of the largest land areas of any municipality in the state, Wantage is characterized by rolling farmland, wooded areas, and open space, making it ideal for outdoor activities like hiking, horseback riding, and wildlife observation. The township includes parts of High Point State Park, home to the highest elevation in New Jersey and offering panoramic views, trails, and recreational opportunities. Wantage maintains a low-density, family-oriented atmosphere with a mix of historic homes, farms, and newer residential developments. While largely rural, the township has convenient access to neighboring towns like Sussex Borough and Newton for shopping, dining, and services. With a commitment to preserving its natural environment and agricultural roots, Wantage continues to appeal to those seeking a quiet, scenic lifestyle within reach of major routes and outdoor destinations.

Wantage Township does not have a dense or traditionally defined retail corridor like larger towns, but it does have a growing network of small businesses and retail activity, particularly centered around key routes and neighboring municipalities. The main arteries for commercial activity in and around Wantage include Route 23, which runs north-south through the township, and nearby Sussex Borough, which serves as a commercial hub for Wantage residents.



PROPERTY DETAILS



PROPERTY DESCRIPTION

Rentable Square Feet	30,000 SF
Parcel Size	3.76 AC
Zoning	LI
Block	18
Lot	12.07
Year Built/ Renovated	1990/ 2023
Number of Stories	1 Story
Parking	18 - 20 Spaces (Straight Trucks 26')
Traffic Count	5,600± Vehicles/ Day
Power	600a, 120/240-volt
Clear Height	28'
Loading	3 ext



30,000 SF
Building Size



28'
Clear Height



AVAILABLE
Occupancy

PROPERTY OUTLINE

Marcus & Millichap
CAFIERO TEAM



COMPTON ROAD

5,600± VEHICLES/ DAY



LI Limited Industrial District

§ 13-11.1 Permitted Uses.

- a. Executive and/or administrative offices of business, research, industrial and manufacturing uses.
- b. Executive and/or administrative offices of banking, professional and governmental uses.
- c. Research laboratories provided that no operation shall be conducted, or equipment used, which would create hazardous, noxious or offensive conditions beyond the boundary of the property involved.
- d. General aviation.
- e. Industrial plants of a type which create no hazardous, noxious or offensive conditions beyond the boundary of the property involved, and carry on processes within completely enclosed buildings, including:
 1. The manufacturing, assembly, extruding and/or treating of articles or merchandise from previously prepared materials, such as: canvas, cloth, cork, fur, wood, glass, leather, paper, plastic, rubber, metal, stone, shell and wax.
 2. The manufacturing and/or assembly of toys, novelties, rubber molded products, rubber or metal stamps and other molded products.
 3. The manufacturing and/or assembly of electrical appliances, electrical instruments and component parts, radios, televisions and phonographs.
- f. Indoor commercial recreation (skating rink, tennis, health facilities).
- g. Wholesale distribution, including warehousing or storage of goods.
- h. Accessory retail uses.
- i. More than one professional use may be located in one building.
- j. Agricultural uses.
- k. Public uses.
- l. Uses permitted in the HC zone district.
- m. Agriculture, as set forth in subsection 13-5.1b.

§ 13-11.2 Accessory Uses.

Incidental pilot plants wholly within the confines of the principal structure, accessory to research laboratories, not to exceed 10% of the floor area of the principal structure.

§ 13-11.3 Prohibited Uses.

Any use not specifically permitted is prohibited.

§ 13-11.4 Area and Yard Requirements.

Every lot in this district shall meet the following standards.

- a. Minimum lot area - two acres.
- b. Minimum lot width at street line - 250 feet.
- c. Minimum front yard from the street line - 100 feet.
- d. Minimum side yard from the lot line - 50 feet each.
- e. Minimum rear yard from the lot line - 50 feet.
- f. Maximum building coverage - 20% of total lot area.
- g. Minimum floor area - 2,500 square feet.

§ 13-11.5 Building Height.

No building or structure in the LI district shall exceed 35 feet in height except as provided in subsection 13-13.16.

§ 13-11.6 Required Parking Ratios for the LI Zone.

- a. One space per each 200 square feet of gross floor area for office use or accessory retail use.
- b. One space per 400 square feet of gross floor area constructed in accordance with subsection 16-5.9 and this code.
- c. In warehousing and industrial uses where application of the foregoing requirement would be impracticable, the land use board may permit a reduction in the amount of parking area actually constructed but shall require at least one parking space per employee assigned to the site and one parking space for each vehicle owned and operated by the site. A reserve area shall be provided for the balance of the required parking. Site grading, drainage and landscape to be shown on the site plan for the reserve area.
- d. There shall be provided sufficient off-street parking to accommodate the maximum demand without use of on-street curbside spaces, driveways, lawn area or other areas not designated and constructed as off-street parking spaces.

§ 13-11.7 Offstreet Loading Zone Requirements.

See section 13-19.

§ 13-11.8 Conditional Uses.

The following use may be permitted as a conditional use, subject to the conditions and procedures set forth in section 13-24.

- a. Farm manager residence and seasonal employees' residence.
- b. Major solar energy systems.



**SUSSEX COUNTY
LIBRARY**

SUSSEX AIRPORT











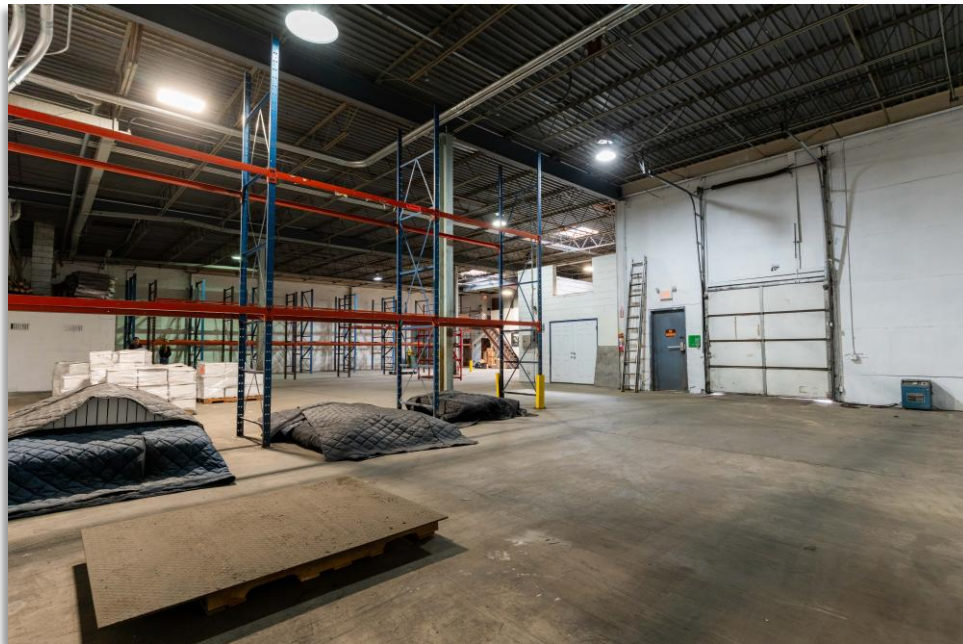
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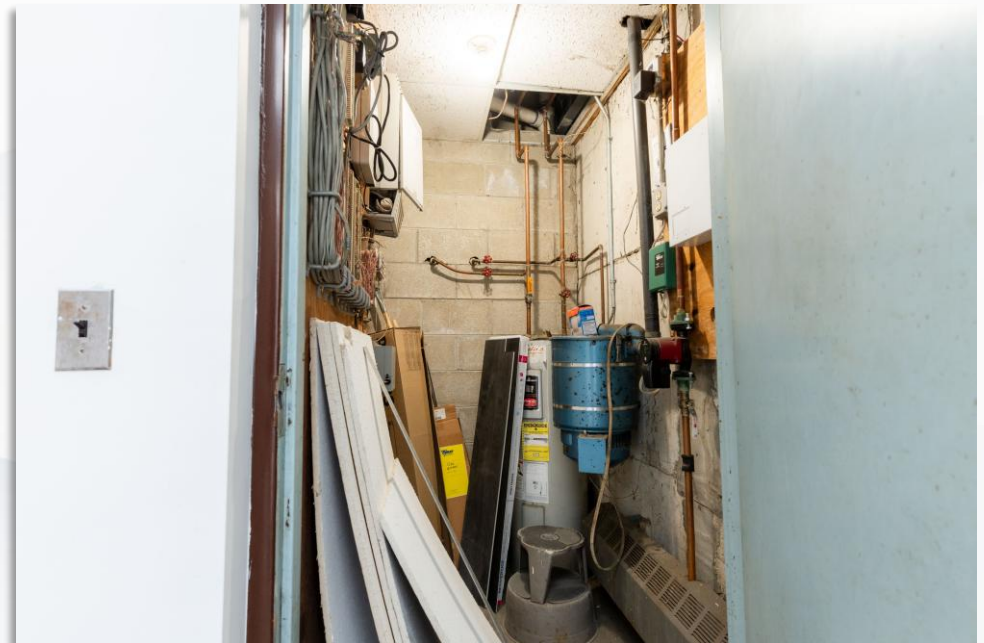
INTERIOR IMAGES



INTERIOR IMAGES



INTERIOR IMAGES



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