

# Available For Lease 26,300 SF Vacant Industrial For Commercial Redevelopment

1268 Valley Rd, Stirling,  
Morris County, New Jersey 07980

## PROPERTY DESCRIPTION

Former Thermoplastics property presents an opportunity for a wide range of retail and commercial uses, with 250' of frontage along Valley Road/CR 512 and with potential access in rear to Mercer Street. The potential redevelopment is situated just 3.2 miles north of the four-way interchange of I-78 (exit 36) and immediately south of Stirling ShopRite, Walgreens, Starbucks, Dunkin Donuts, Sherwin Williams among other neighborhood business trade. The site will be served by all city utilities.

## SITE

Single story structure 26,300 SF on 1.72 acres for demolition and redevelopment

## RENTAL RATE

To be determined, subject to use and creditworthiness

## REAL ESTATE TAXES

+/- \$22,450 projected for 2026

## TRAFFIC COUNTS

8,601 VPD along Valley Road (CR 512)

## ZONED – B-D Downtown Valley Commercial

See attached zoning excerpt



Artist Rendering

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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**Brian S. Silbert**  
President & CEO  
908.604.6900  
info@silbertrealestate.com

**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

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# ZONING

## § LU-122.6. B-D Downtown Valley Commercial Zone District. [ Ord. No. 24A-99 § 1

### 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. Childcare 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 watercraft 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. Township of Long Hill, NJ  
Downloaded from <https://ecode360.com/PA0262> on 2024-01-25
  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.

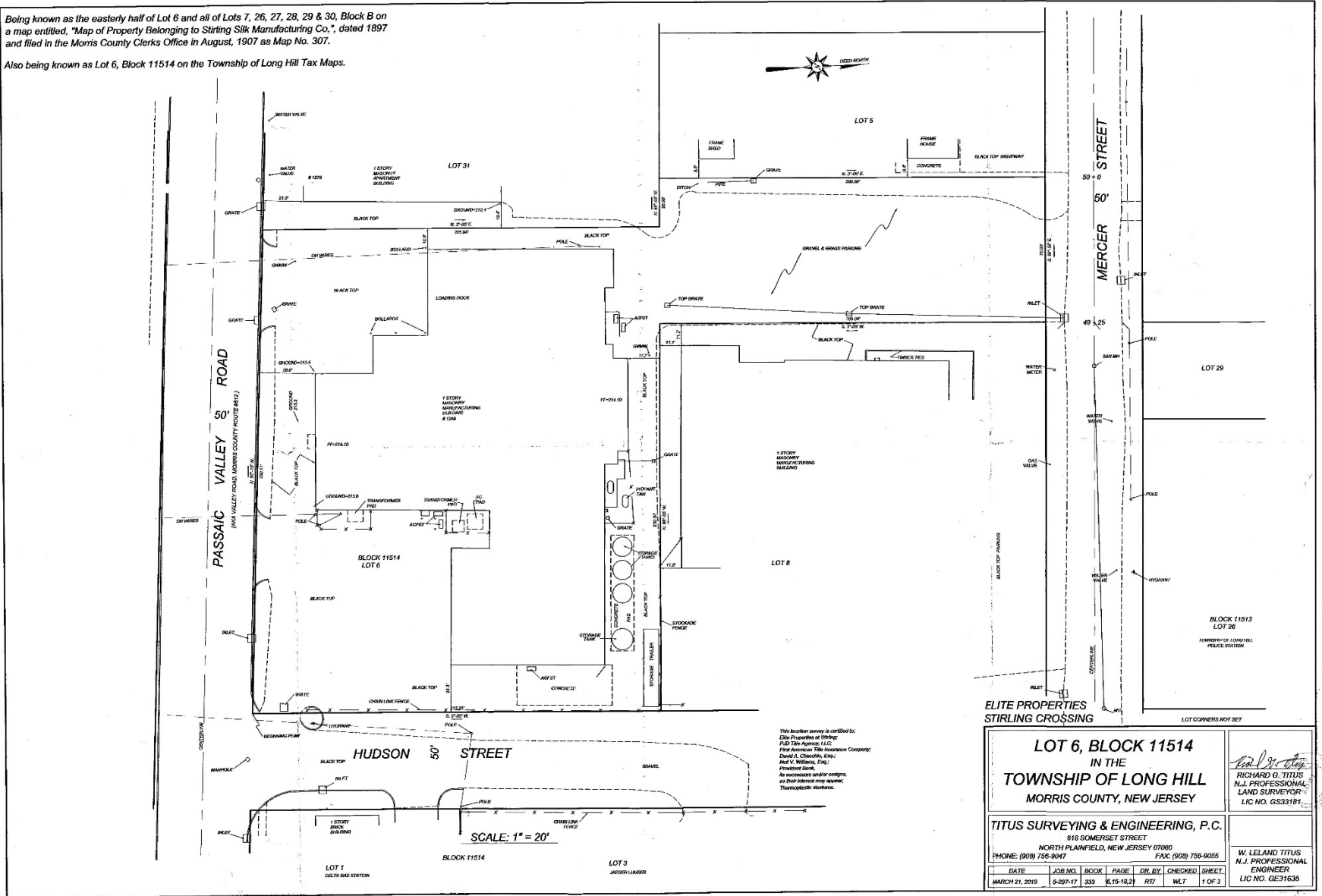
# CONCEPTUAL LEASING PLAN



# SITE SURVEY

Being known as the easterly half of Lot 6 and all of Lots 7, 26, 27, 28, 29 & 30, Block B on a map entitled, "Map of Property Belonging to Stirling Silk Manufacturing Co.," dated 1897 and filed in the Morris County Clerks Office in August, 1907 as Map No. 307.

Also being known as Lot 6, Block 11514 on the Township of Long Hill Tax Maps.



This location survey is certified by:  
 Elite Properties of Stirling  
 P&P Title Agency, LLC  
 First American Title Insurance Company  
 Charles A. Chermak, Esq.  
 Neil V. Williams, Esq.  
 Professional Clerk  
 As necessary and/or required,  
 all their respective copy number,  
 Memoranda: Meritans.

**ELITE PROPERTIES  
STIRLING CROSSING**

**LOT 6, BLOCK 11514  
IN THE  
TOWNSHIP OF LONG HILL  
MORRIS COUNTY, NEW JERSEY**

**TITUS SURVEYING & ENGINEERING, P.C.**  
 618 SOMERSET STREET  
 NORTH PLAINFIELD, NEW JERSEY 07060  
 PHONE: (908) 756-3047 FAX: (908) 756-9005

DATE	JOB NO.	BOOK	PAGE	DR. BY	CHECKED	SHEET
MARCH 21, 2019	5-297-17	333	(6,15-18,2)	RTY	WLT	1 OF 3

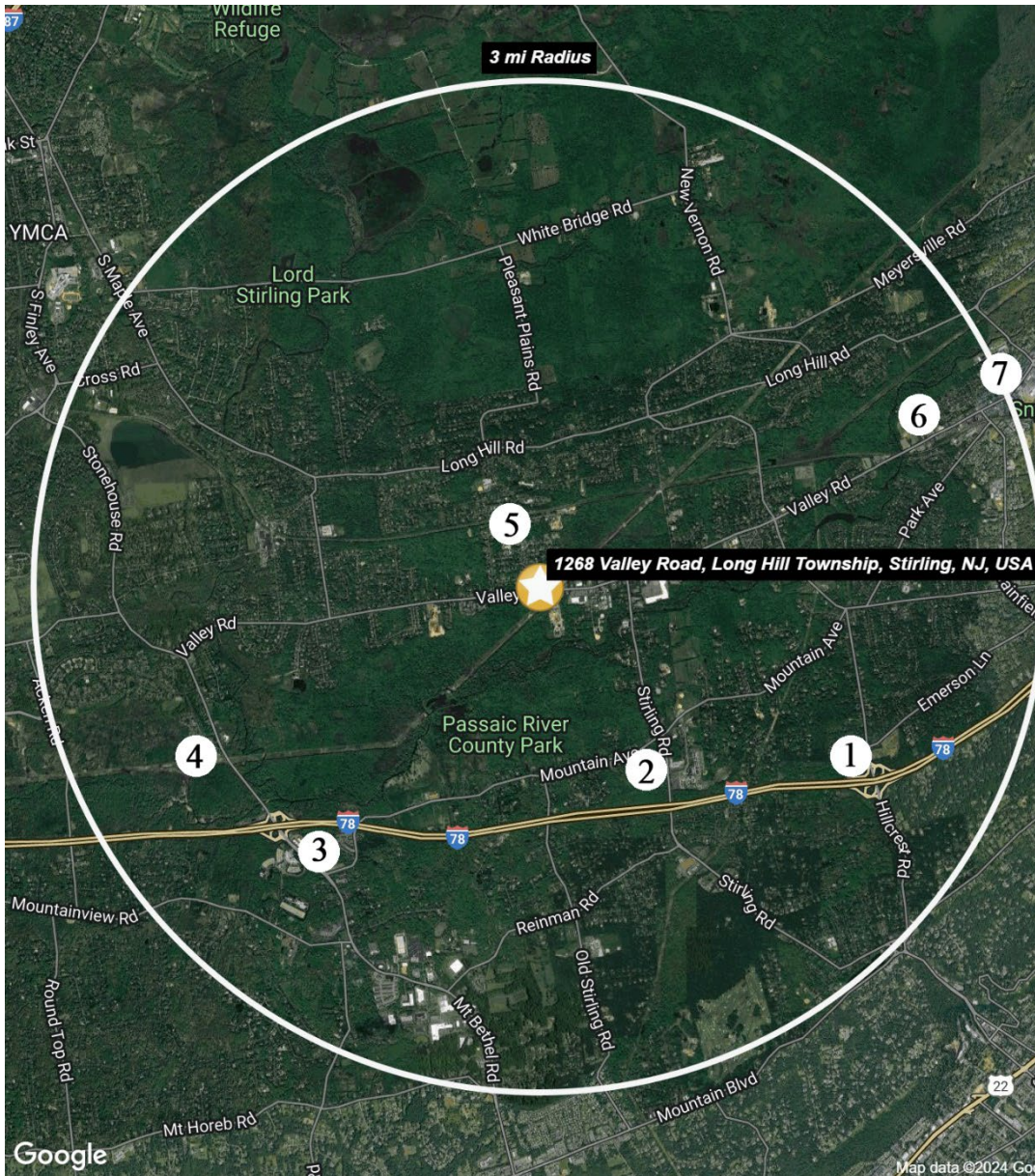
**W. LELAND TITUS  
N.J. PROFESSIONAL  
ENGINEER  
LIC NO. GE331635**

*Richard G. Titus*  
**RICHARD G. TITUS  
N.J. PROFESSIONAL  
LAND SURVEYOR  
LIC NO. GS33181**

# LOCAL AERIAL

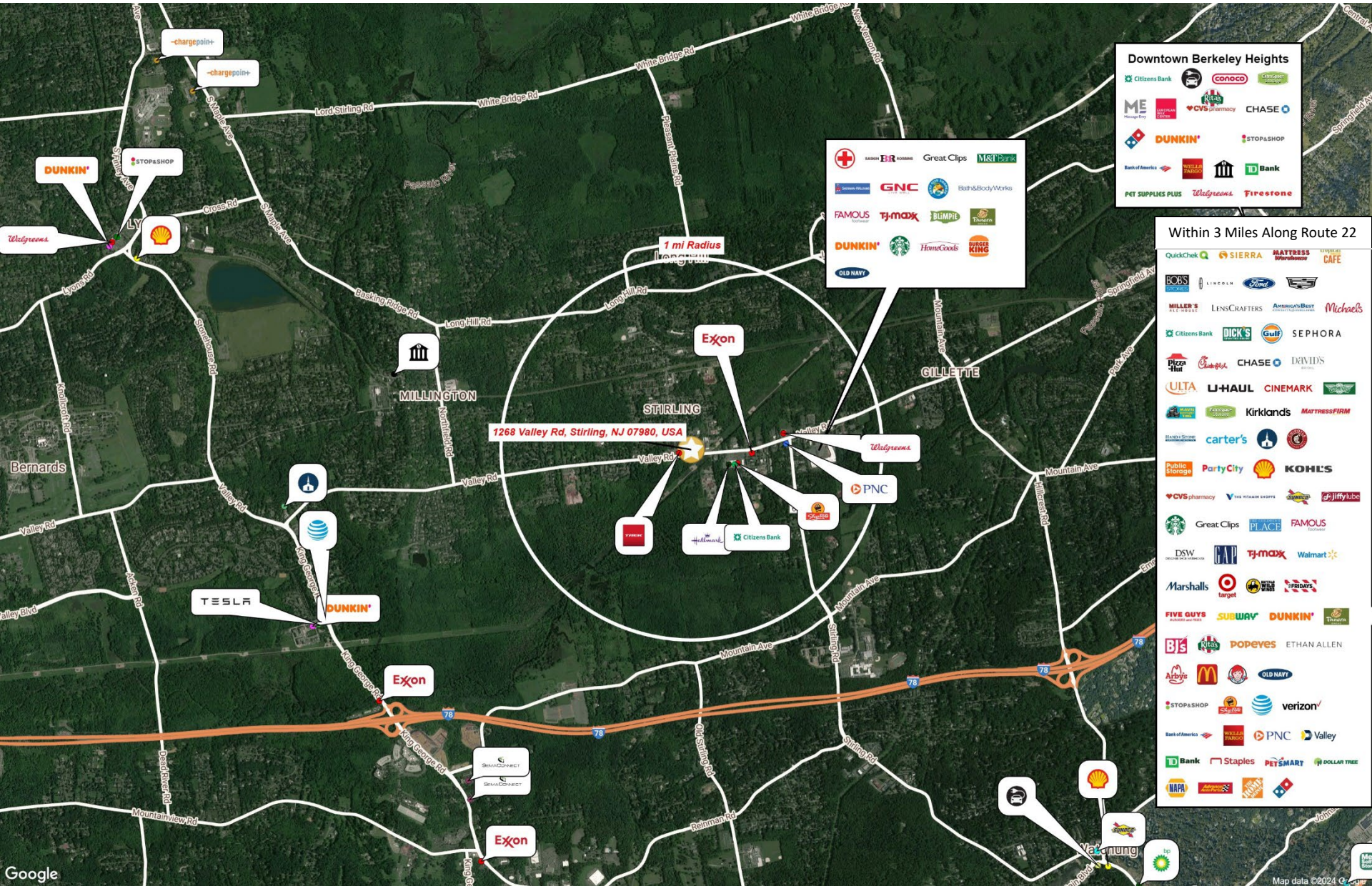


# MULTI-FAMILY DEVELOPMENT WITHIN 3 MILES



1. HILLCREST CROSSING , 176 UNITS  
1 HILLCREST RD, WARREN
2. THE WOODS , 80 UNITS  
6 LINDBERGH AVE, WARREN
3. ASTER GROVE , 220 UNITS  
100 SPIREA WAY, WARREN
4. THE ENCLAVE , 198 UNITS  
407 KING GEORGE RD, BASKING RIDGE
5. STIRLING MANOR , 60 UNITS  
348 SOMERSET ST, STIRLING
6. BERKELEY CROSSING , 53 UNITS  
663 SPRINGFIELD AVE, BERKELEY HEIGHTS
7. CLARUS , 211 UNITS  
434 SPRINGFIELD AVE, BERKELEY HEIGHTS

# REGIONAL RETAIL TRADE AERIAL



# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	11,310
Average HH Income	\$252,321
Median HH Income	\$184,645
Total Households	4,020
Median Age	45.3
Daytime Population	7,086

## 3 Mile Radius

Population	26,246
Average HH Income	\$269,993
Median HH Income	\$190,160
Total Households	9,899
Median Age	45.8
Daytime Population	16,000

## 5 Mile Radius

Population	108,225
Average HH Income	\$231,391
Median HH Income	\$165,538
Total Households	38,675
Median Age	42.5
Daytime Population	85,720

