



## Office/Flex Building for Sale or Lease +/- 9,000 SF

110 Dorsa Avenue

LIVINGSTON, NJ

**Available Space:** +/- 9,000 SF

**Lease Rate:** \$14.00 PSF NNN

**Sale Price:** \$1,500,000

**Location:** Close to Route 10, 24 and 280; half a block from Eisenhower Parkway

**Details:**

- 45 parking spaces
- Fully air conditioned building
- 1.15 acres

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**David R Williams**

Senior Vice President

201-218-0658 cell

drwilliams@weichertcommercial.com

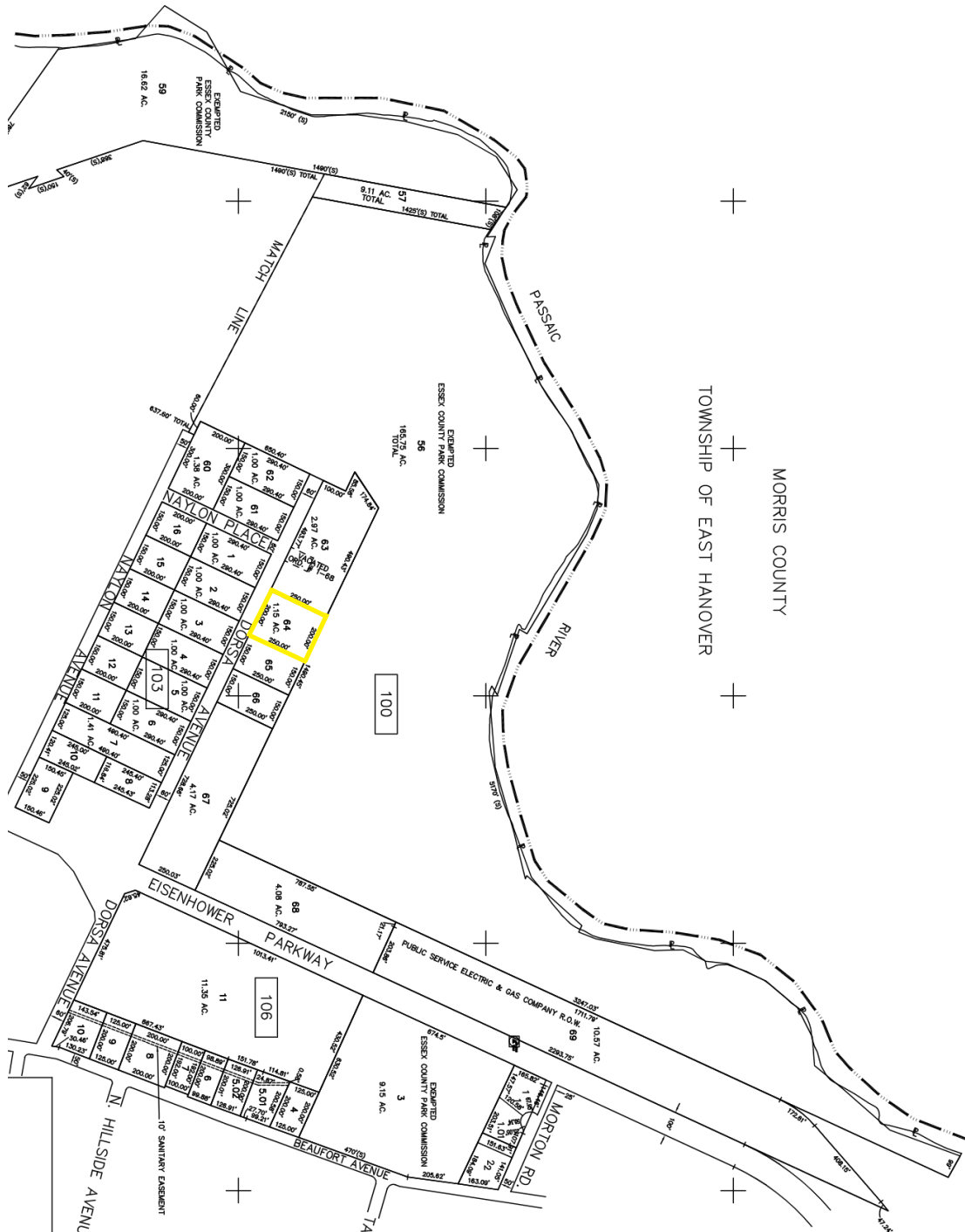
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No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



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## Tax Map



**Weichert** Commercial Brokerage, Inc.

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## Permitted Uses

### § 170-117. I Limited Industrial District.

[Amended by Ord. No. 3-1996; 12-1-2014 by Ord. No. 26-2014]

A. Primary intended use. The intensity of operations of any permitted use shall not exceed the limitations imposed by the performance standards hereinafter set forth in this section. Before a construction or occupancy permit is issued for any use in the I Zone, the Planning Board shall review and approve a preliminary and final site plan of the proposed use. The I Limited Industrial District is designed for:

1. Business and professional offices.
2. Research laboratories.
3. Limited industrial, manufacturing, assembly and packaging uses.
4. Maintenance and warranty servicing of finished products.
5. Direct sale of supplies to tradesmen, such as plumbing, heating, air conditioning and electrical contractors.
6. Moving and storage operations and self-storage facilities.
7. Postal, parcel and courier mailing, shipping and delivery services.
8. Printing and duplicating.
9. Health and fitness centers.
10. Bowling alleys not exceeding 15 lanes.
11. Indoor sports training facilities for tennis, handball, basketball, volley ball, soccer, base ball, softball.
12. Studios for dance, music, art, crafts, photography, martial arts and other skills.
13. An event hall that rents space, providing tables, chairs, decor, sound systems and other related services, to individuals or legal entities for the purpose of having a banquet, meeting, celebration, wedding, birthday or other private event. An event hall may offer packages that include food, beverages, flowers, photography, printed invitations and other items related to a particular event on the premises, provided that each of those services is offered by a person or business entity having any necessary Township occupation license or permit and complies with all applicable Township, county and state law. Whenever the event hall operator seeks to provide additional services not listed in this subsection, it shall be necessary that the operator obtain any additional license or permit necessary for those particular services.