

**7 Aaron Way**  
SPARTA, NJ 07871  
*"White Lake Commerce Park"*

**Industrial/Flex FOR LEASE**  
**10,400 SF on 1.89 ac**



*Located in Sparta's newest and most successful industrial development "White Lake Commerce Park"*

### Property Features

Building Size: 10,400 SF  
Land Size: 1.89 Acres  
Ceiling Height: 21' clear  
Column Spacing: No columns  
Drive-In Doors: Four (4) 14' overhead doors  
Electric Service: 208 volts | 2,000 amps  
Available: Immediately

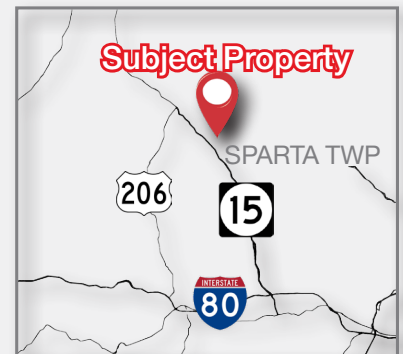
### Lease Rate

\$12 PSF NNN

### Notes

Two (2) year old building shows as new!






Zoned Economic Development (allows for multiple uses)



 For *more information*

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**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

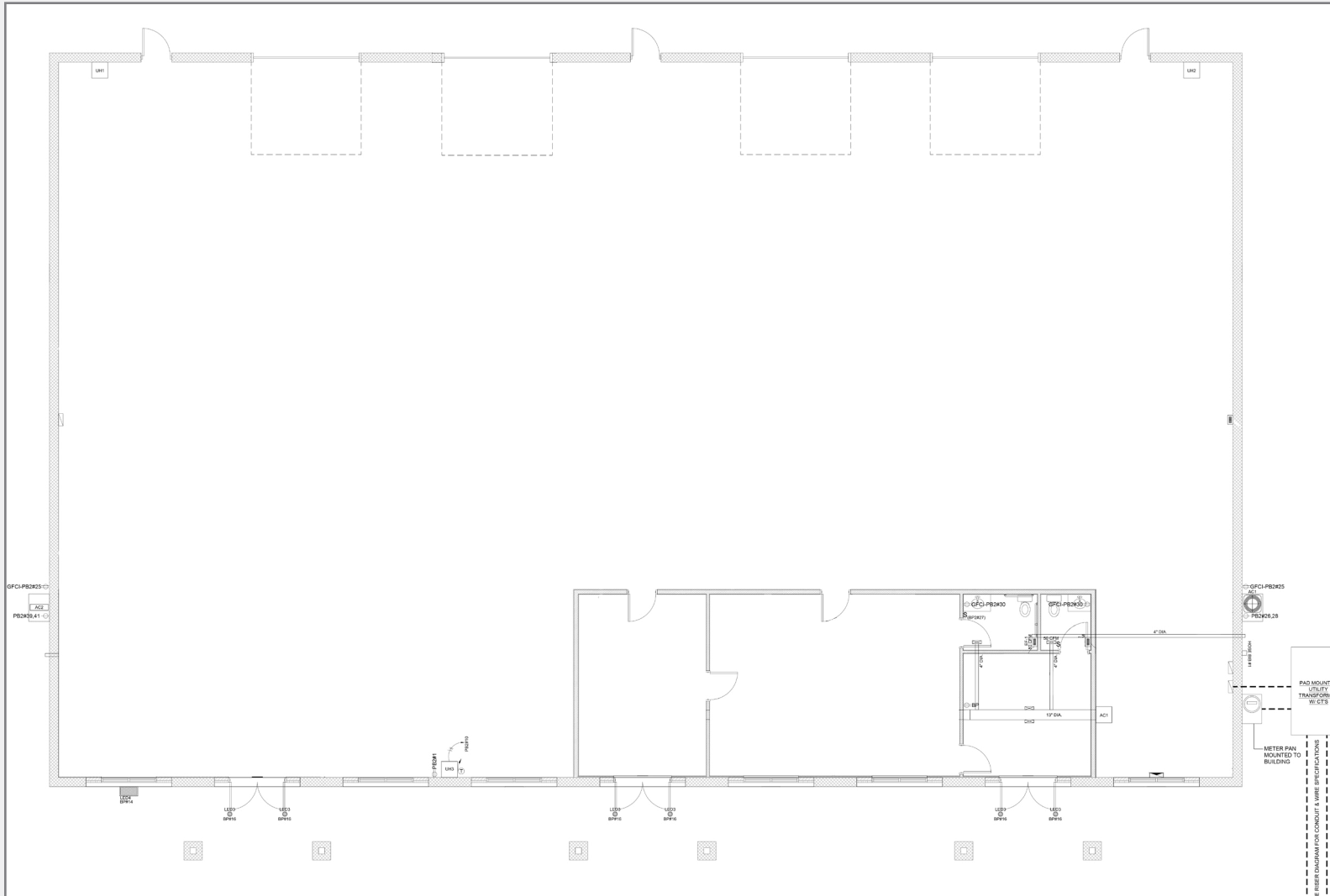
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# Floor Plan



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Property  
Photos



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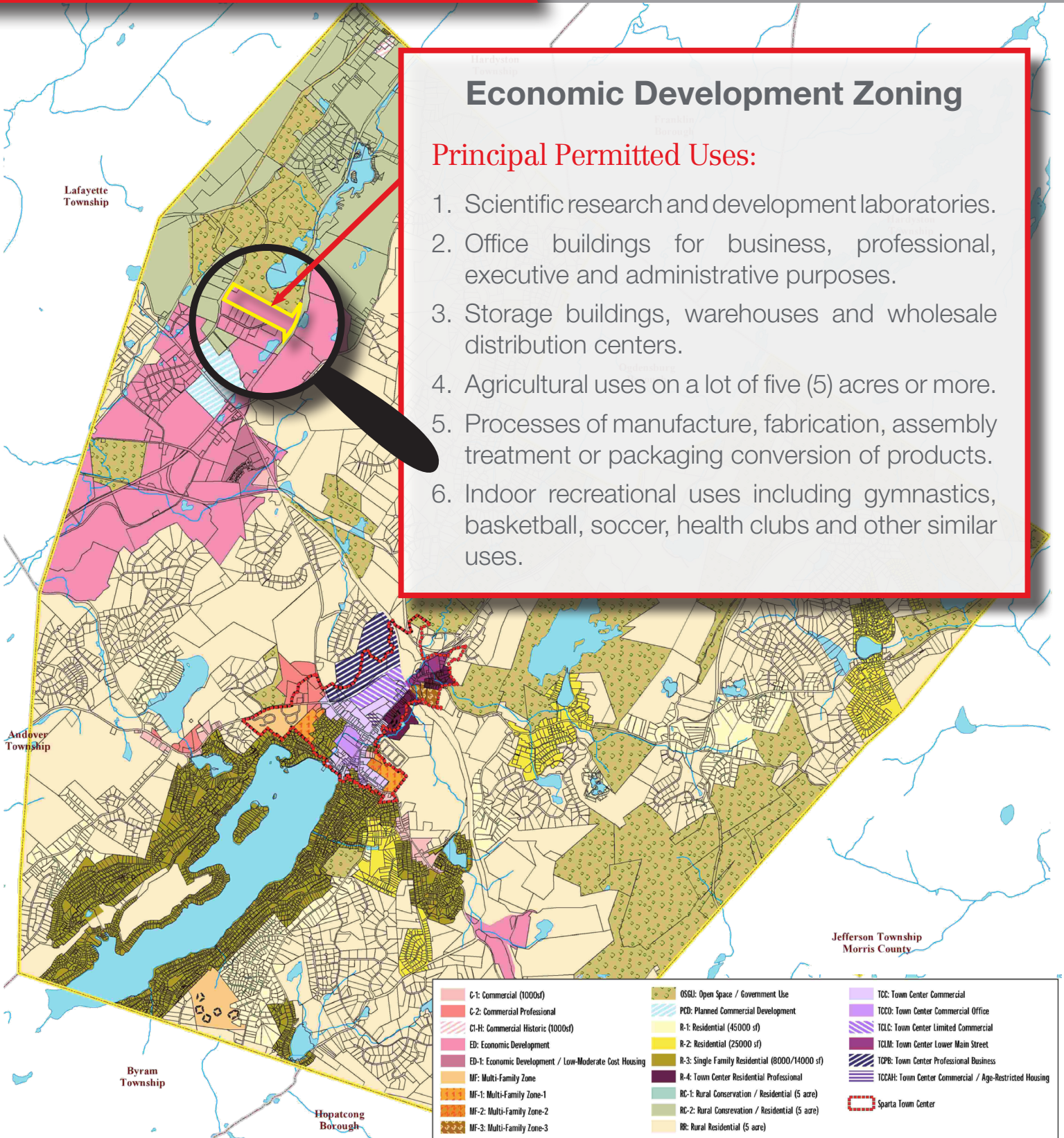
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# Zoning Information

## Economic Development Zoning

### Principal Permitted Uses:

1. Scientific research and development laboratories.
2. Office buildings for business, professional, executive and administrative purposes.
3. Storage buildings, warehouses and wholesale distribution centers.
4. Agricultural uses on a lot of five (5) acres or more.
5. Processes of manufacture, fabrication, assembly treatment or packaging conversion of products.
6. Indoor recreational uses including gymnastics, basketball, soccer, health clubs and other similar uses.



C-1: Commercial (1000sf)	OSGI: Open Space / Government Use	TCC: Town Center Commercial
C-2: Commercial Professional	PCD: Planned Commercial Development	TCCO: Town Center Commercial Office
C-H: Commercial Historic (1000sf)	R-1: Residential (45000 sf)	TCLC: Town Center Limited Commercial
ED: Economic Development	R-2: Residential (25000 sf)	TCLM: Town Center Lower Main Street
ED-1: Economic Development / Low-Moderate Cost Housing	R-3: Single Family Residential (8000/14000 sf)	TCPB: Town Center Professional Business
MF: Multi-Family Zone	R-4: Town Center Residential Professional	TCCAH: Town Center Commercial / Age-Restricted Housing
MF-1: Multi-Family Zone-1	RC-1: Rural Conservation / Residential (5 acre)	
MF-2: Multi-Family Zone-2	RC-2: Rural Conservation / Residential (5 acre)	
MF-3: Multi-Family Zone-3	RR: Rural Residential (5 acre)	
		Sparta Town Center

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# Aerial Map



- NYS&W Railroad adjacent to property
- 0.7 mile to North Village at Sparta
- 0.5 miles to Route 15
- 4.9 miles to U.S. Highway 206
- 12 miles NW of Exit 34B of I-80

- TESTO
- U-HAUL
- GIANT GYMNASTICS
- SPARTA CAR WASH
- CASA CAPRI PIZZERIA
- HIGHPOINT SOLUTIONS
- MILLER BROTHERS MMA
- AURORA ELECTRICAL

95,000 SF

SIGNALLED Intersection

PROPOSED  
SANFORD FARMS  
TOWN CENTER

UNITED STATES  
POSTAL SERVICE

Sussex County  
Municipal Utilities  
Authority

Exxon

QuickChek

Lakeland Bank  
*here everything better*

White Lake Commerce Park

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