

**PROPERTY NAME****54 South Jefferson Road – Map Reference # 18**

Block/Lot:	2602/10
Owner:	United States Postal Service
Address:	54 South Jefferson Road
Acreage:	10 +/-
Existing Improvements:	Industrial Warehouse
Current Zone:	I
Master Plan Zone:	I
Surrounding Land Uses:	Commercial, Industrial, and Office
Utilities:	Electric -JCP&L Gas - PSE&G Sewer – H.S.A. Water – SEMCMUA Fiber Optics – Unknown
Public Transportation:	Newark Liberty Airport – 20 minutes Morristown Airport – 5 minutes NJ Transit Bus Service – Commuter bus service along Jefferson Road Morristown Train Station – 10 minutes
Environmental:	Refer to Property Contact for information regarding environmental status.
Wetlands:	Some areas presumed to be wetlands. No NJDEP Letter of Interpretation.
Topography:	Generally level with gradual slopes over the majority of the site.
Flood Zone:	Zone X
Approvals:	None.
Comments:	Opportunity to occupy or redevelop highly visible site on North Jefferson Road with convenient access to New Jersey Route 10 and Interstate 287.
Property Availability:	Currently offered for sale.
Property Contact:	David Rouse (201) 714-7420
EDAC Contact:	Kelli Schanz (973) 428-2497: kschanz@hanovertownship.com
Data presented on this Fact Sheet is Based on Information Available as of :	January, 2011