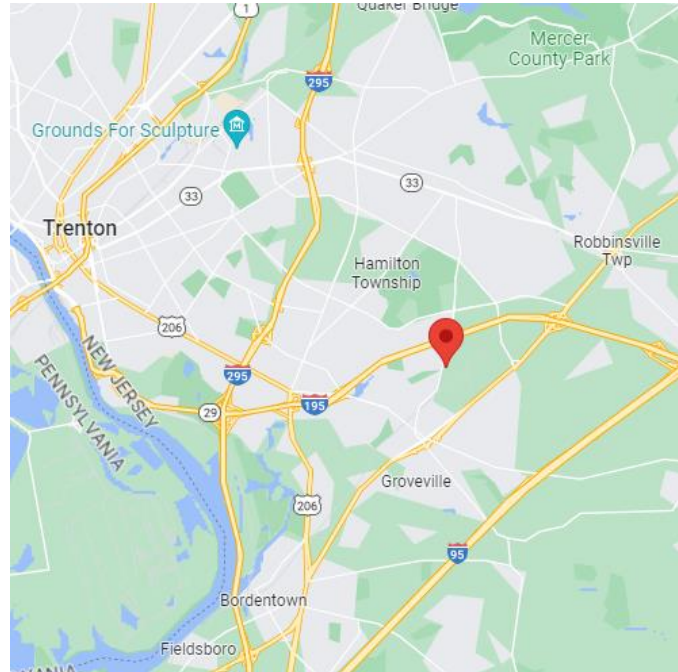




890-900 Yardville Hamilton Square Road Hamilton, NJ 08690

- Block 2607, Lots 44 & 45
- 4.47 Acres of Land
- Zoning: R&D
- Taxes: \$12,950.09 annually
- Adjacent 5.44 Acres Available \$250,000
- Conveniently located just off Exit 3A on I-195 with easy access to I-295 and NJ Turnpike
- Minutes from Hamilton Marketplace which consists of 970,000 SF of Retail and Dining.

Sale Price: \$2,500,000



For more information:

Gerard Fennelly

For Sale

4.47 Acres of Land

890-900 Yardville Hamilton Sq. Rd.

Hamilton, NJ 08690

Principal permitted uses in the REO & RD Districts:

1. Office buildings for executive, administrative, business, educational or professional services.
2. Buildings used exclusively by the federal, state, county or local municipal government.
3. Activities of an industrial, medical or scientific research laboratory, provided that there are no inherent hazards associated with such research.
4. Commercial printing facilities.
5. Mailing, reproduction, commercial art and photography and stenographic services.
6. Computer and data processing services.
7. Medical and dental laboratories.
8. Research and engineering activities involving technical investigation or study for product development and similar activities.
9. Publishing houses.
10. Child and infant care centers.
11. Adult day care.
12. Medical and/or paramedical tattoo office.

In addition to the above, the following are permitted in the RD Districts:

1. Pharmaceutical products operations.
2. Assembly and treatment of previously prepared materials to produce products as follows:
 - a. Electrical and electronic equipment and supplies.
 - b. Fabricated metal products, such as cutlery, hand tools, general hardware, fabricated structural metal products, screw machine products, bolts, nuts, screws, rivets, washers, springs, valves, pipe fittings and similar miscellaneous products.
 - c. Construction materials.
 - d. Hardware, plumbing and heating equipment and supplies.
 - e. Distribution and warehousing.

Area and Yard Requirements:

Minimum requirements

Principal building:

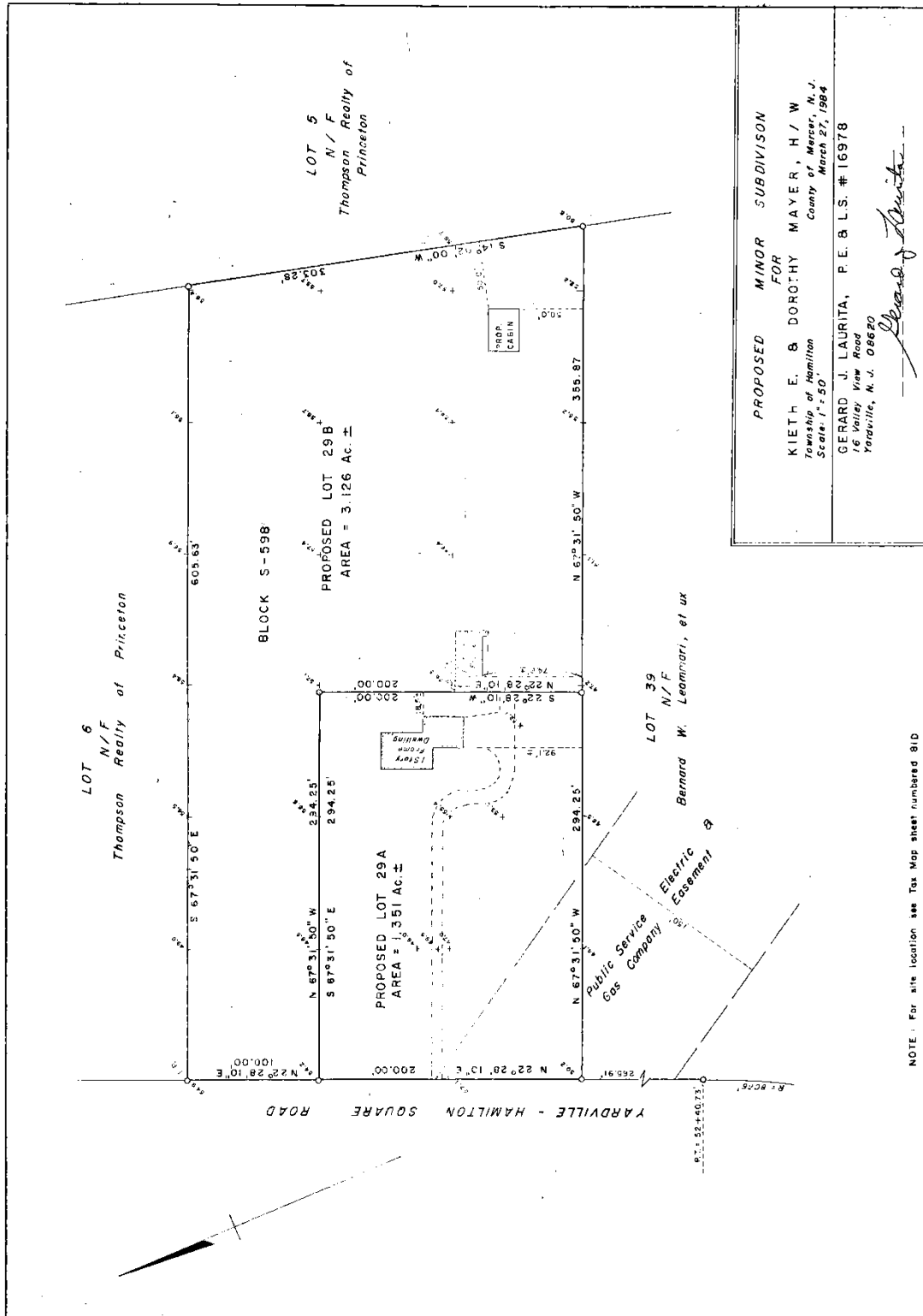
Lot area (acres)	10
Lot frontage (feet)	600
Lot width (feet)	600
Lot depth (feet)	400
Side yard, 1 (feet)	100
Side yard, total (feet)	200
Front yard (feet)	150
Rear yard (feet)	100

Accessory building:

Distance to side line (feet)	100
Distance to rear line (feet)	100
Distance to other building (feet)	50

Maximum requirements

Floor area ratio	0.25
Impervious surface coverage (percent)	55%



For Sale

4.47 Acres of Land

890-900 Yardville Hamilton Sq. Rd.
Hamilton, NJ 08690

