

# OFFICE/FLEX/RETAIL BUILDING FOR SALE OR LEASE

LOCATED IN HIGHLY SOUGHT AFTER BEDMINSTER, NJ

**1992 Burnt Mills Road, Bedminster, NJ 07921**



**FORMER CABINETRY STUDIO  
CURRENT STONE MASONRY WORKSHOP  
FUTURE USES COULD INCLUDE:**

**OFFICE | STUDIO | MEDICAL | RETAIL | RESTAURANT**

**PROPERTY OVERVIEW**

BUILDING SF:	4,336 SF
ACRES:	0.59 Acres
CEILING HEIGHT:	12' Clear
LOADING:	2 Drive-in doors
PARKING:	± 15 Spaces
ZONING:	OR-V (Office Research - Village)
SECURITY/FIRE ALARM::	10 camera active surveillance system connected to police/fire departments
TAXES:	\$7,874 (2025)
SALE PRICE:	\$1,195,000
ASKING RENT:	Negotiable
COMMENTS:	HVAC
LOCATION:	<ul style="list-style-type: none"> <li>• Easily accessible from I-287 &amp; I-78</li> <li>• Close proximity to Routes 22, 202 &amp; 206</li> </ul>



INTERIOR PHOTO - OFFICE SPACE

**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:**

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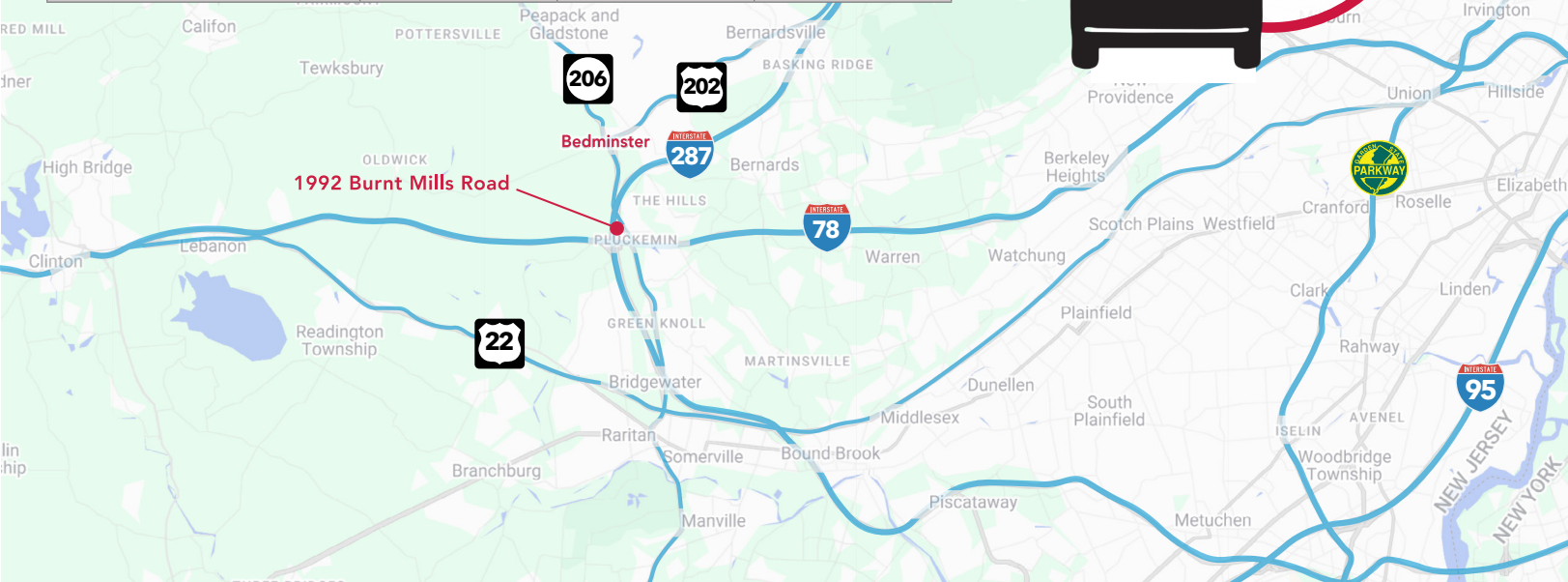
## AREA DEMOGRAPHICS

INCOME	2 Miles	5 Miles	10 Miles
2024 Population:	15,602	63,498	274,792
2024 Avg HH Income:	\$177,631	\$177,255	\$159,458
2024 Median HH Income:	\$148,911	\$151,242	\$130,430

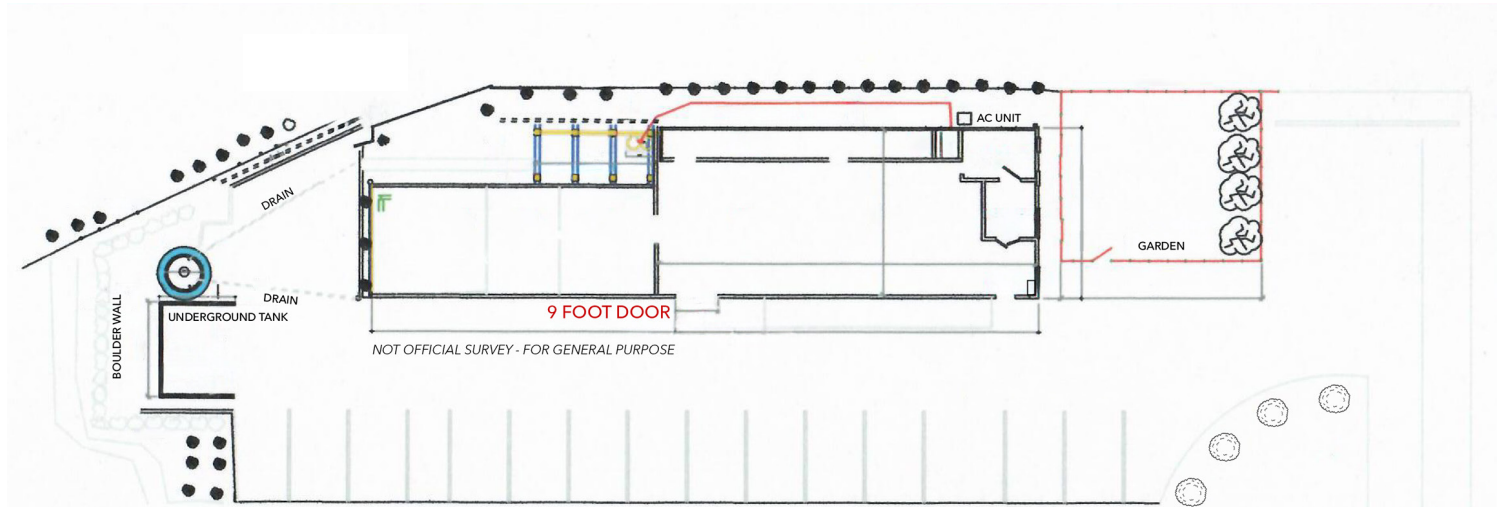


**6,040  
CARS PER DAY**

2025 DATA  
- COSTAR -



## PROPERTY & BUILDING PLAN



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#### § 13-407. "OR-V" OFFICE RESEARCH - VILLAGE.

##### § 13-407.1. Permitted Principal Uses on the Land and in Buildings.

[Ord. 398-10, § 6; amended 7-17-2023 by Ord. No. 2023-015]

- a. Public playgrounds, conservation areas, parks, and public purpose uses.
- b. Office buildings including business and professional offices, including but not limited to, doctors, dentists, architects, engineers, lawyers, real estate agents, accountants, insurance brokers or similar professional uses.
- c. Research and engineering activities involving scientific investigation, engineering study, product development and similar activities not involving the manufacturing, sale, processing, warehousing, distribution or fabrication of material, products or goods except as incidental to the principal permitted uses.
- d. Local retail activities such as seafood markets, wireless and mobile telecommunications store, bakeries, drug stores, gift shops, clothing stores, shoe stores, florist and delicatessens.
- e. Local service activities such as barber, nails and beauty shops, tailors, dry cleaning and laundering operations.
- f. Banks.
- g. Restaurants, except drive-in and drive through restaurants are expressly prohibited.
- h. The permitted floor area ratio of all uses in subsections b to g above shall not exceed 0.21 and the permitted floor area ratio of all uses in subsections d to g above shall not exceed 0.025.
- i. Uses expressly prohibited in this zone, including those uses prohibited by Section 13-105, are retail food establishments such as grocery stores, convenience stores and supermarkets, mobile retail food establishments such as food trucks, outdoor retail sales, retail outlet stores, hotels and motels, movie theaters, large scale retail stores in excess of eight thousand (8,000) square feet, gasoline and service stations, residential healthcare units, manufacturing, and amusement services.
- j. Strip commercial development for the uses in sub-sections b to g is expressly prohibited. Strip commercial development is commercial or retail uses usually one-story high and one-story deep, fronting in the OR-V zone on a local road, state or county highway with street-frontage parking lots serving individual stores or strips of stores. Strip commercial development consists of buildings arranged linearly rather than clustered with no design integration among individual uses. Such strip commercial uses are characterized by flat roofs, instead of peaked roofs, with narrow sidewalks abutting the store fronts. To avoid a strip commercial development in the OR-V zone, uses in subsections b. to g. shall include such features as wide sidewalks abutting the storefronts with canopy or roof overhangs over pedestrian areas, controlled and integrated signage. Features such as landscaping, open courtyards, kiosks, benches, and sculptures to humanize and make uses in the OR-V zone more attractive shall be required and will be reviewed by the Township Land Use Board as part of the development process.
- k. Mixed uses of uses in subsections b to g are permitted uses.

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#### § 13-407.2. Accessory Uses Permitted.

[Ord. #98-10 § 6; Ord. #2013-013 § 5; amended 7-17-2023 by Ord. No. 2023-015]

- a. Off-street parking.
- b. Fences and walls not exceeding six (6) feet in height in rear yard areas (see Section 13-503).
- c. Signs.
- d. Garages, storage buildings and tool sheds.
- e. Temporary construction trailers are permitted during the time of actual construction activities on the site. The trailers shall be located on the site where construction is taking place and shall comply with the setback requirements for principal buildings. The period of construction shall be deemed to commence no sooner than with the issuance of a building permit and shall end no later than with the issuance of a certificate of occupancy. In the event actual construction activities on the site should cease for any reason (including, without limitation bankruptcy or abandonment of the project) for a period in excess of forty-five (45) days, any trailers shall be removed. No signs advertising the on-site project, or the contractors or subcontractors involved in the project, shall be permitted to be attached to or painted onto the side of any construction trailers.
- f. Employee services as part of a principal building or as the entire use of an accessory building, provided the services are limited in service to the employees of the principal use designated on the site plan as approved by the reviewing board.
- g. Satellite dish antennas (see Section 13-520 for standards).
- h. Roof-mounted solar photovoltaic energy systems subject to Section 13-527.
- i. Parking lot canopy-mounted solar photovoltaic energy systems for nonresidential use subject to Section 13-527.
- j. Ground-mounted accessory solar photovoltaic energy systems subject to Section 13-527.

#### § 13-407.3. Maximum Building Height.

[Ord. #98-10 § 6; amended 7-17-2023 by Ord. No. 2023-015]

No more than half of the floor area on any tract shall be included in buildings which may not exceed three (3) stories or forty (40) feet in height. The remaining floor area shall not exceed thirty-five (35) feet and two and one-half (2 1/2) stories in height except as provided in Section 13-602 of this chapter. No building within one hundred-fifty (150) feet to the Adjacent Lots referenced in Section 13-407.6d shall exceed thirty-five (35) feet in height.

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