



## 68 Culver Road, Monmouth Jct., NJ

### Available for Sale or Lease

- Total Building size is 58,000 SF; Divisible
- 30,000 SF Newly Installed Diagnostic Bio Testing Research Facility
- Parking: 5.48 Cars per 1,000 SF
- An abundance of natural light with floor-to-ceiling windows
- Tall Ceilings – 18' 7" under steel
- 2,000 Amps Power
- Zoning: I3C1
- 2023 Taxes: \$135,506.96
- Close to World Class Restaurants, Shopping, Hotels, Conference Centers, and the Princeton Forrestal Campus
- Easily Accessible from NJ Turnpike Exit 8A, Rt. 287 and Rt. 130
- Adjacent to Bloomberg Data Center

#### Lease Rates:

Office - \$15.00/SF plus all Operating Expenses

Lab - \$20.00/SF plus all Operating Expenses

**Sale Price:** \$9,850,000 for Property  
\$1,500,000 for Solar Panels



For more information:

Gerard Fennelly Patrick Dintrone

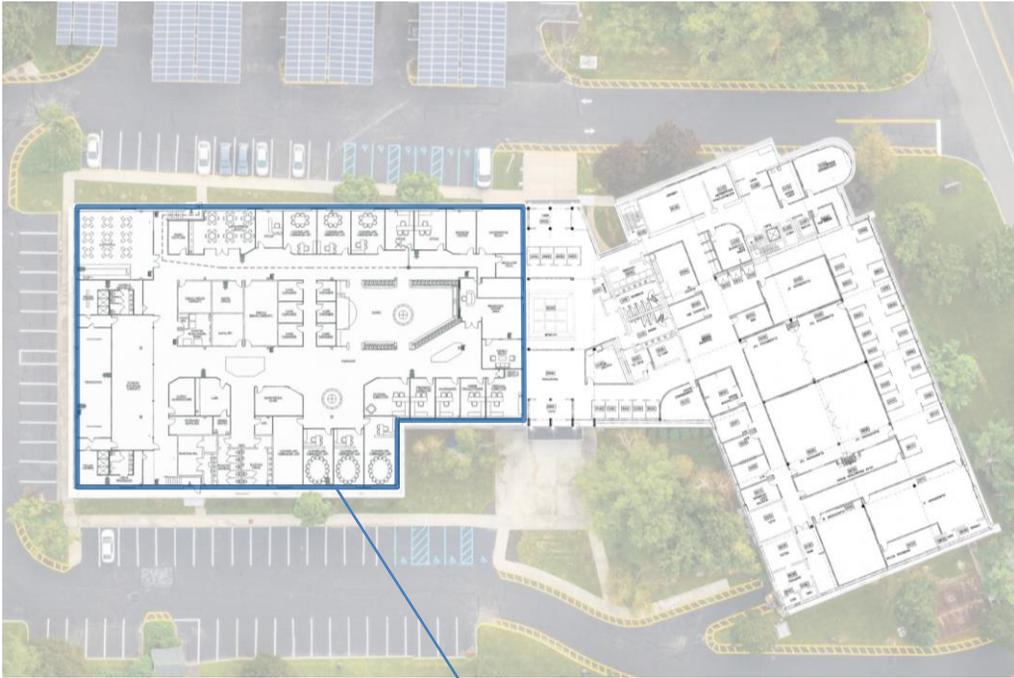
# For Sale or Lease Office / Technology Space

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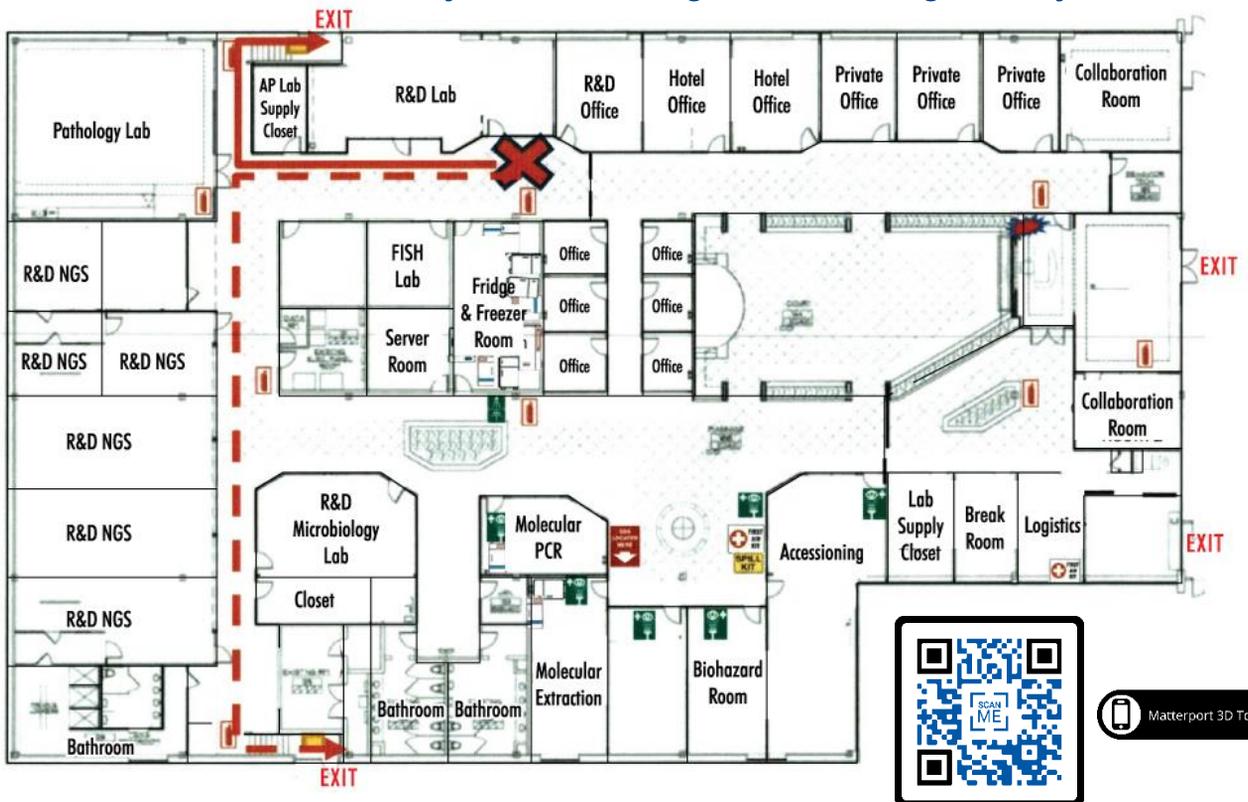


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30,000 SF Newly Installed Diagnostic Testing Facility



Matterport 3D Tour

### **I-3 General Industrial District**

The following uses are permitted in the I-3 general industrial district:

1. Offices
2. Industrial activities, including the following:
  - a) Lumber, coal, fuel storage and distribution yards; warehouses; wholesale distribution centers; contractors' storage yards; public utility storage yards; garages; and other warehouses and workshops.
  - b) Laundry, cleaning and dyeing work and carpet and rug cleaning.
  - c) The manufacture, compounding, processing, packaging or treatment of beverages, food, candy, cosmetics, dairy products, drugs, ice, perfumes, pharmaceuticals, plastics, toilet supplies and similar products.
  - d) The finishing or assembling of articles made from previously prepared or refined materials, such as bone, cellulose, cork, feather, canvas, cloth, fiber, fur, glass, guns, hair, horn, leather, metals, paper, plastics, shell, stone, textiles, leaf products, wax and wood.
  - e) Metalworking or machine and welding shops.
  - f) Manufacture of toys, novelties, rubber or metal stamps and other molded products.
  - g) Manufacture or assembly of electrical appliances, electronic instruments & component parts, radios & phonographs.
3. The preparation and fabrication of metal and metal products and chemical products.
4. Scientific or research laboratories devoted to research, design or experimentation and processing and fabricating incidental thereto, provided that no materials or finished products shall be manufactured, processed or fabricated on the premises for sale, except such as are incidental to the laboratory activities or are otherwise permitted in this district.
5. The wholesaling of goods or services, including the warehousing or storage of goods, provided that such activities and inventories are conducted entirely within an enclosed structure or are conducted in open yard areas which are adequately screened from view of adjacent lots or roads.
6. Data centers.

### **C-1 Neighborhood Commercial/Professional Office/Local Services District**

The following uses are permitted in the C-1 neighborhood commercial/professional office/local services district:

1. Stores/shops for the conduct of any retail business which maintains the village character, including specialty, gift shops & boutiques.
2. Personal service establishments (e.g., tailor, tanning salon, barbershop or beauty salon).
3. General and administrative offices as well as offices for professional services (e.g., physicians, lawyers or architects); small commercial offices (e.g., realtors or travel agencies); small governmental offices (e.g., post office branch or social security); and offices incidental to uses permitted in this section.
4. Restaurants, excluding fast food facilities.
5. Delicatessens and bakeries.
6. Indoor recreation facilities, including instructional studios and fitness centers.
7. Banks and similar financial institutions, excluding check-cashing businesses, but including walk-up automated teller machines (ATM), provided that such are compatible with the design of the building and are appropriately located.
8. Attended laundry and retail dry-cleaning services, not including bulk processing.
9. Book, newspaper, periodical, stationery and video stores and copy centers.
10. Parcel package shipping stores or mailing centers.
11. Museums, art galleries and other cultural facilities of a similar nature.
12. Child-care centers.
13. Funeral parlors.
14. Auto repair garages.

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