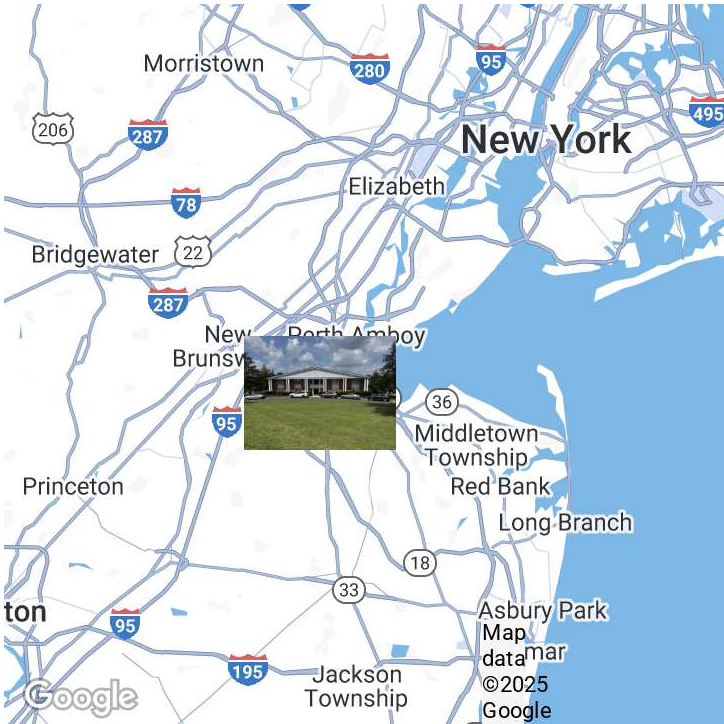


FLEX BUILDING FOR SALE



OFFERING SUMMARY

Building Size:	+/- 25,586 SF
Lot Size:	+/- 3.93 Acres
Available SF:	0.00 - +/- 25,586 SF
Sale Price	Call for Details
2024 Taxes	\$60,744.75
Zoning:	B-2

PROPERTY OVERVIEW

Excellent opportunity to own this +/-25,586 SF building situated on +/- 3.93 Acres in central New Jersey that is close to all major highways. Located in the B2 Zone which offers a variety of uses. Property consists of Offices, Two extra large work place areas and ample amount of parking, and PERMITTED OUTSIDE STORAGE for accessory uses.

PROPERTY HIGHLIGHTS

- Versatile Flex Building
- Abundant Parking - 77 Spaces
- Variety of uses permitted
- Opportunity to occupy the space while also retaining income
- Highway Frontage



SHELDON GROSS REALTY, INC.

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for more information:

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental, prior sale, lease, financing, withdrawal without notice or other conditions.

Zoning Schedule I-B Use Regulations - Commercial Districts Borough of Sayreville, Middlesex County, New Jersey						
Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Apartment	-	A	-	-	-	-
Automatic car wash	-	P	P	-	-	-
Automobile repair	-	P	P	-	-	-
Automobile sales	-	-	P	-	-	-
Bar	-	P	P	-	P	-
Child care center	P	P	P	P	P	P
Essential service	P	P	P	P	P	P
Financial institution	P	P	-	-	-	-
Full-service or suite hotel	-	-	C	-	-	-
Funeral home	-	P	-	-	-	-
Gasoline service station	-	C	C	-	-	-
Health club, gym or recreational facility	P	P	P	A	A	P
House of worship	C	C	C	C	C	C
Indoor theater	-	-	P	-	-	-

Zoning Schedule I-B Use Regulations - Commercial Districts Borough of Sayreville, Middlesex County, New Jersey						
Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Institutional and public use	P	P	P	P	P	P
Nightclub	-	-	P	-	A	-
Nursing home, assisted living facility, continuing care retirement community	P	P	P	P	-	P
Office	P	P**	P	P	P	A

Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Outdoor storage	A	A	A	A	A	A
Parking facility/garage (non-truck)	A	A	A	A	A	A
Parking for principal use	A	A	A	A	A	A
Public utility	C	C	C	C	C	C
Research laboratory	-	-	-	P	-	-
Restaurant, excluding drive-in	P	P	P	-	P	A
Retail sales and service	P	P	P	-	A	A
Signs	A	A	A	A	A	A
Water-related use	-	-	-	-	P	-
Wholesale sales and service	-	-	P	-	A	-
Wireless telecommunications facility	See Section 26-87					
P = Permitted use; C = Conditional use; A = Accessory use						
*See Section 26-84.3 for PUD/PRD options.						