

2069 Highway 35

2069 Highway 35, South Amboy, NJ 08879

Presented By:
2069 Property LLC



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Property Details

Price: \$3,900,000

- Rare mixed-use property featuring a 2,200 SF single-family residence, a 400 SF detached two-car garage, and a modern 6,500 SF commercial building.
- Commercial building constructed in 2018, featuring fully heated 1st floor and LED lighting, helping reduce utility and operating expense.
- Commercial building is including 3,000 SF office space; 3,500 SF warehouse space; 2,000 SF free attic space.
- 24-foot clear warehouse ceiling height with three 18-foot automatic drive-in doors for efficient loading and equipment access.
- Expansive yard space. Previously occupied by a landscaping company. Idea for contractors, construction firms, utility companies, and so much more.
- Excellent location with convenient access to New York City, the Garden State Parkway, The New Jersey Turnpike, and the Outerbridge Crossing.

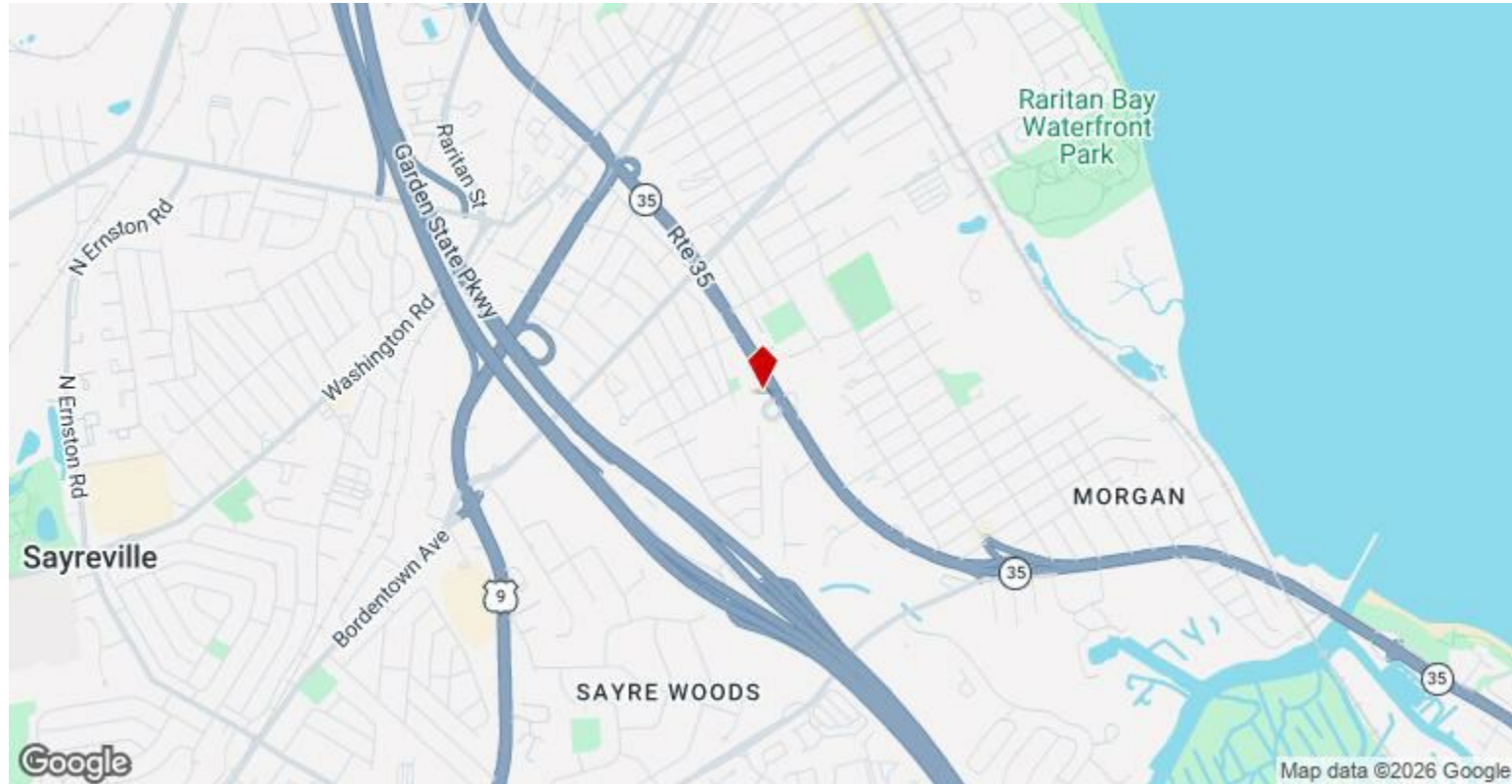
View the full listing here: <https://www.loopnet.com/Listing/2069-Highway-35-South-Amboy-NJ/41269886/>

Price:	\$3,900,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.94 AC
Gross Building Area:	9,100 SF
Rentable Building Area	9,100 SF
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No. Stories:	1
Year Built:	2015
Tenancy:	Single
Parking Ratio:	10.99/1,000 SF
Clear Ceiling Height:	24 FT
No. Drive In / Grade-Level Doors	3
:	
Zoning Description:	B3

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Location



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Property Photos



Building Photo



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Property Photos



Interior Photo



Building Photo

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Interior Photo

Sayreville Borough, NJ Code of Ordinances

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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	-	-	-

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Sayreville Borough, NJ Code of Ordinances

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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

Other

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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.						

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Su Chen

8399023@gmail.com

(215) 839-9023

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