



COMMERCIAL LAND

FOR SALE & LEASE

NEW PRICING: ±1.10 ACRES COMMERCIAL LAND

1333 US Highway 1, Avenel, NJ 07001

For More Information, Contact the Exclusive Broker

LAURA CRIMMINS SIOR

Executive Director

lcrimmins@blauberg.com

973.379.6644 x142



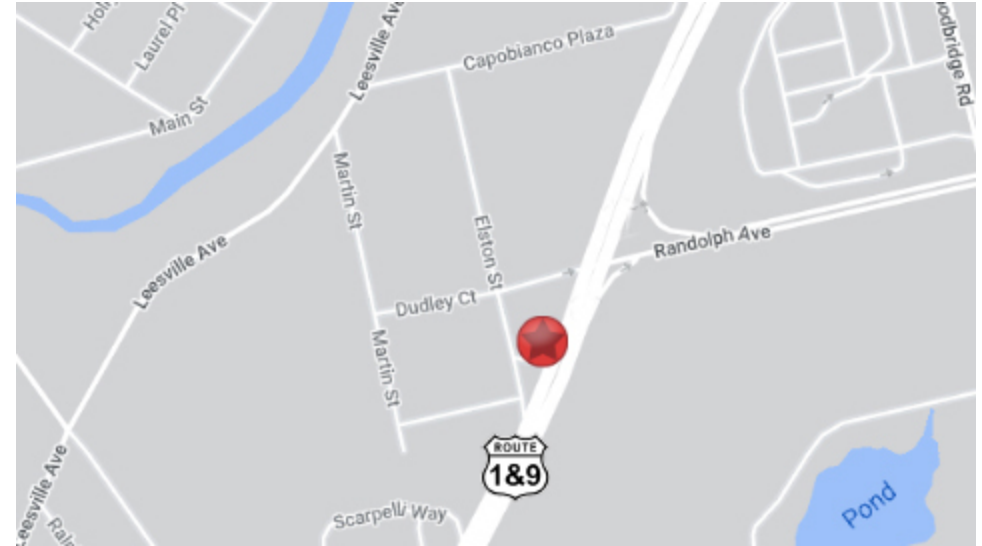
THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 2 Miles to I-278

Approx. 3 Miles to NJ Turnpike

Approx. 3.2 Miles to Linden Airport

Approx. 8.9 Miles to Newark Liberty International Airport

OFFERING SUMMARY

Sale Price:	Please Call for Sale Price
Lease Rate:	Please Call for Lease Rate
Lot Size:	1.1 Acres

PROPERTY HIGHLIGHTS

- ±1.10 Acres Land (Block 898, Lot 45)
- Currently Used for Salvage Yard
- Conditional Uses Include Gas Station, Auto Service Stations, Auto Repair Garage, Auto Sales and Service, Used Car Lot, Landscaping, Trailer Sales, Car Wash, Eating Establishments, Parking
- Close to Many Big Box and Multinational Retailers and Industrial Distribution Warehouse Centers
- Located at Intersection with 4 Curb Cuts (2 Curb Cuts on Route 1)
- Property to be Sold / Leased As Is
- Zoned Redevelopment
- Tax at \$22,718.36 (2023)

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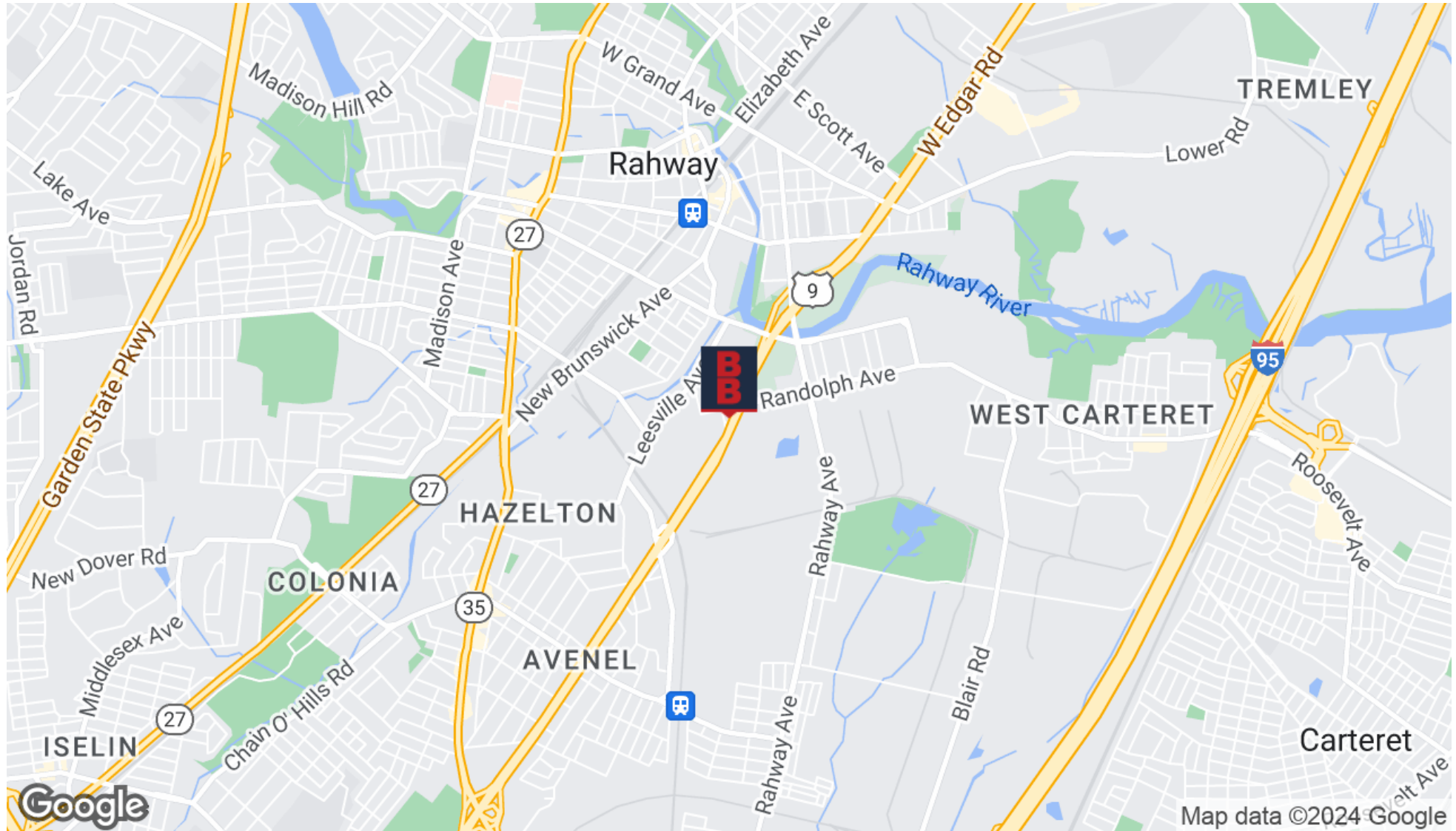
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This new zone designation will replace and supercede existing zone designations with the intention of providing greater uniformity in the area.

THE ROUTE ONE REDEVELOPMENT ZONE (R1R)

- A. Purposes. The purposes of the Route One Redevelopment Zone are to encourage development and redevelopment of Route One in a cohesive, well-planned manner; to encourage larger lot development therein limiting the access drives to and from the highway requiring coordinated access between adjacent sites, maximizing the development and ratable base potential, ensuring appropriate and enhanced buffers for adjacent residential uses and coordinated landscaping and open spaces.
- B. Permitted uses. A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:
- (1) Principal uses. Principal uses are as follows:
- Advertising agencies
 - Advertising specialty offices
 - Amusement center
 - Antique sales
 - Apparel
 - Appliance stores
 - Art galleries
 - Artist's supplies
 - Assisted Living Facilities (Age Restricted)
 - Audiovisual equipment
 - Automobile parking lots and garages
 - Auto supplies, parts and accessories (not including used or junk parts)
 - Bakery shops
 - Banks
 - Barbershops
 - Beauty and cosmetic shops
 - Beer, ale and liquor sales
 - Bicycle shops
 - Blueprinting and photostating

Book, periodical and newspaper sales
Broadcasting studios and offices
Business equipment sales
Business machine
Business offices
Business schools
Butcher shops or meat markets (no slaughtering permitted)
Cafeterias
Camera and/or photographic supply stores
Candy sales
Card shops
Caterers
Carpet rug and floor covering stores
Ceramic products
Children's gyms/play places
China shops
Cigars and tobacco sales
Cleaner pickup or laundry pickup
Clothing and pressing establishments
Clothing or accessory stores
Clubs
Cocktail lounges
Coin dealers
Cosmetic shops
Costume rentals
Credit union offices
Curtain shops
Dance schools
Dairy products, retail
Daycare facilities
Delicatessens
Delivery services
Department stores
Diners

Display equipment
Drugstores
Dry cleaning and linen supply
Dry goods sales
Eating establishments (non-drive-in, non-fast-food)
Electrical supplies
Employment agencies
Exterminators
Fabric shops
Finance companies
Fire protection equipment sales, (nonautomotive)
Fitness centers
Floor covering
Florists
Food products
Fruit and vegetable markets
Funeral services
Furniture sales
Fur shops
General office buildings
Gift shops
Glassware
Greeting card shops
Grocery stores
Gyms
Hairdressers
Hardware stores
Hobby shops
Home furnishings
Home improvement offices
Hotel/motel
Household appliances
Ice cream shops
Insurance companies

Interior decorating establishments
Jewelry stores
Kitchen equipment
Laundry and dry cleaning
Lawn maintenance services offices
Leather goods and luggage
Libraries
Liquor stores
Locksmiths
Luncheonettes
Mail order houses
Management consultants' offices
Medical Clinics and offices (outpatient)
Metalware
Museums
Musical instrument stores
Newsstands
Notaries
Nursing Homes
Office Buildings
Office Equipment and Supplies
Optical goods
Optometrists
Package liquor stores
Paint, glass and wallpaper
Parking lots and garages
Pet shops
Pharmacies
Phonographic sales and service
Photographic studios
Physical culture and health establishments
Police and fire stations
Printers' offices and establishments
Private schools

Professional offices
Public utilities' offices
Real Estate and insurance
Record shops
Recreational uses
Restaurant (non-drive-in)
Sandwich shops (non-drive-in)
Savings and Loan associations
Seafood stores
Senior Housing (age restricted)
Shoe or hat repair shops
Skating rinks
Snack bars (non-drive-in)
Special foods
Sporting goods
Stamp and coin stores
Stamp redemption centers
Stationery stores
Supermarkets
Surgical and medical supplies
Tailors
Taverns and inns
Telephone and telegraph offices
Telephone answering service/offices
Television-radio sales and repairs
Theaters
Toy shops and hobbies
Travel agencies
Travel ticket offices
Uniform rentals and sales
Variety stores
Veterinary hospitals
Wallpaper stores
Window cleaning services

Women's clothing

- (2) Any and all similar uses, as documented to, and reviewed and approved by the Municipal Agency. The Municipal Agency retains jurisdiction and discretion over permitted uses: All uses not specifically permitted are prohibited.
- (3) Conditional uses. The following uses are permitted subject to approval of the municipal agency and the special conditions of this Article:
 - (a) Government and public buildings and services necessary to the health, safety, convenience and general welfare of the inhabitants, including volunteer fire companies and first aid squads.
 - (b) Churches, synagogues, parish houses and similar religious uses.
 - (c) Automotive gasoline stations.
 - (d) Automotive service stations.
 - (e) Automotive repair garages.
 - (f) Car washes.
 - (g) Automotive sales and service and used car sales lots.
 - (h) Landscaping, nurseries and garden supply sales.
 - (i) Trailer and mobile home sales, recreation equipment sales, swimming pool sales and boat marine sales.
 - (j) Eating establishments (drive-in or fast-food).
 - (k) Quasi-public uses, including clubs, lodges and similar uses.
 - (l) Hospitals, nonprofit.
- (3) Any and all similar uses, as documented to and reviewed and approved by the Municipal Agency. The Municipal Agency has approval overall.

C. Development standards. The Route One Redevelopment Zone specified herewith shall be occupied only as indicated and with the following standards:

- (1) Principal buildings.
 - (a) Minimum lot size: forty thousand (40,000) square feet.
 - (b) Minimum lot width: one hundred fifty (150) feet.
 - (c) Minimum lot depth: two hundred (200) feet.

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PROFESSIONAL BACKGROUND

Laura L. Crimmins, Executive Director for The Blau & Berg Company, is responsible for the acquisition and disposition of land, industrial, residential and commercial properties, as well as site selection. Having connections in the mortgage industry, Laura is able to assist her clients with their financing needs. She has been with The Blau & Berg Company since 2009.

Laura has one of the more diverse backgrounds with several certifications and licenses. As a professional dancer, she studied at the School of American Ballet in Lincoln Center, NYC. She graduated from New York University, Tisch School of the Arts in Theatre. While pursuing a career in acting and receiving her SAG card, she studied for her stockbroker's license and passed both the Series 7 and Series 63. She also held a mortgage and bankers license, real estate broker license and over ten different certifications in fitness training. Through her disciplined nature, Laura has always pushed to excel, finding her passion for real estate and uses the skills she honed from performing in many aspects of her career today. She has also continued her real estate education with CCIM courses in NYC.

In year 2020, Laura has procured approximately \$65 Million in Real Estate transactions.

EDUCATION

New York University, Tisch School of the Arts in Theatre - Cum Laude

She studied dance at SAB, School of American Ballet in Lincoln Center, NYC.

Laura has continued her real estate studies through CCIM graduate level courses, NYC

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