

FOR SALE: 16,876 SF OFFICE BUILDING | 4.77± ACRES

ONE

OFFICE CAMPUS • ADDITIONAL LAND • LONG-TERM REDEVELOPMENT OPPORTUNITY



3141 & 3131 BORDENTOWN AVE

PARLIN, NEW JERSEY 08859

CALL FOR DETAILS

PROPERTY HIGHLIGHTS

- RARE OPPORTUNITY - 16,876 SF OFFICE BUILDING INCLUDING BASEMENT
- APPROXIMATELY 4.77± TOTAL ACRES COMBINED WITH ADDITIONAL WOODED PARCEL INCLUDED IN SALE
- MONUMENT SIGNAGE AND AMPLE PARKING
- PROMINENT BORDENTOWN AVENUE LOCATION
- CURRENT B-2 ZONING - AREA IDENTIFIED WITHIN THE BOROUGH'S APPROVED MASTER PLAN FOR FUTURE INTEGRATION TO B-3 COMMERCIAL ZONING
- IDEAL FOR CORPORATE HEADQUARTERS / PROFESSIONAL OFFICES, MEDICAL, ASSISTED LIVING & SENIOR CARE EDUCATIONAL / INSTITUTIONAL USE, INVESTMENT OPPORTUNITY, FUTURE REDEVELOPMENT POTENTIAL

THE SELLER WILL CONSIDER A SALE SUBJECT TO MUNICIPAL APPROVALS, PROVIDING QUALIFIED PURCHASERS THE OPPORTUNITY TO PURSUE REDEVELOPMENT, EXPANSION, OR ALTERNATIVE USE, SUBJECT TO LOCAL APPROVALS AND ZONING REQUIREMENTS.



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REALTY**ONE**GROUP
EMERGE

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