



Site Rendering

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE SALE AGENT

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+/- 1.32 Acres

Approved for Construction Prime Development Site For Sale

219 Mount Horeb Road, Warren Township,
Somerset County, New Jersey 07059

PROPERTY DESCRIPTION

Fully approved and partially improved for construction of a two-story office building comprising 3,400 square feet with 17 parking spaces. Comprising 1.32 acres located along Mount Horeb Road the opportunity is approximately 2 miles from Route 22 and I-78. Rare commercial development site within Warren Township with curb cuts, drainage, and retention wall improvements, the property is being offered for sale "as-is" or ownership will consider a build-to-suit sale.

SITE

+/-1.32 Acres for development

OFFERING PRICE

\$585,000 payable all cash upon closing

REAL ESTATE TAXES

+/- \$7,073 projected for 2024

ZONED BR-40

Permitted uses include business and professional offices, banks and loan institutions and single-family dwellings. Conditional uses include places of worship.

SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Zoning

BR-40

Purpose.

The business-residential zones are mixed use zones which will serve as a transition zone between residential zones and nonresidential zones. Many of the structures in these zones are used as single-family homes or currently in office use. These zones, to the extent possible, should retain a residential character and be of sufficient lot frontage to minimize the visual and traffic impact on the adjacent roadway. Curb cuts should be minimized to alleviate traffic congestion through combining access for adjacent lots whenever possible. This zone is appropriate for offices, service uses and single-family dwellings. No retail or wholesale sale of goods is allowed in these zones.

Permitted Uses.

No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

- a. Business and professional offices.
- b. Banks and loan institutions.
- c. Funeral homes.
- d. Clubs, fraternal organizations and lodges which are nonprofit uses and established for eleemosynary and/or civic purposes.
- e. Single-family dwellings.

Accessory Buildings and Uses.

Any accessory use on the same lot which is customarily incidental to the principal use permitted on the same lot such as but not necessarily limited to:

- a. Storage and maintenance buildings.
- b. Single-family dwelling.

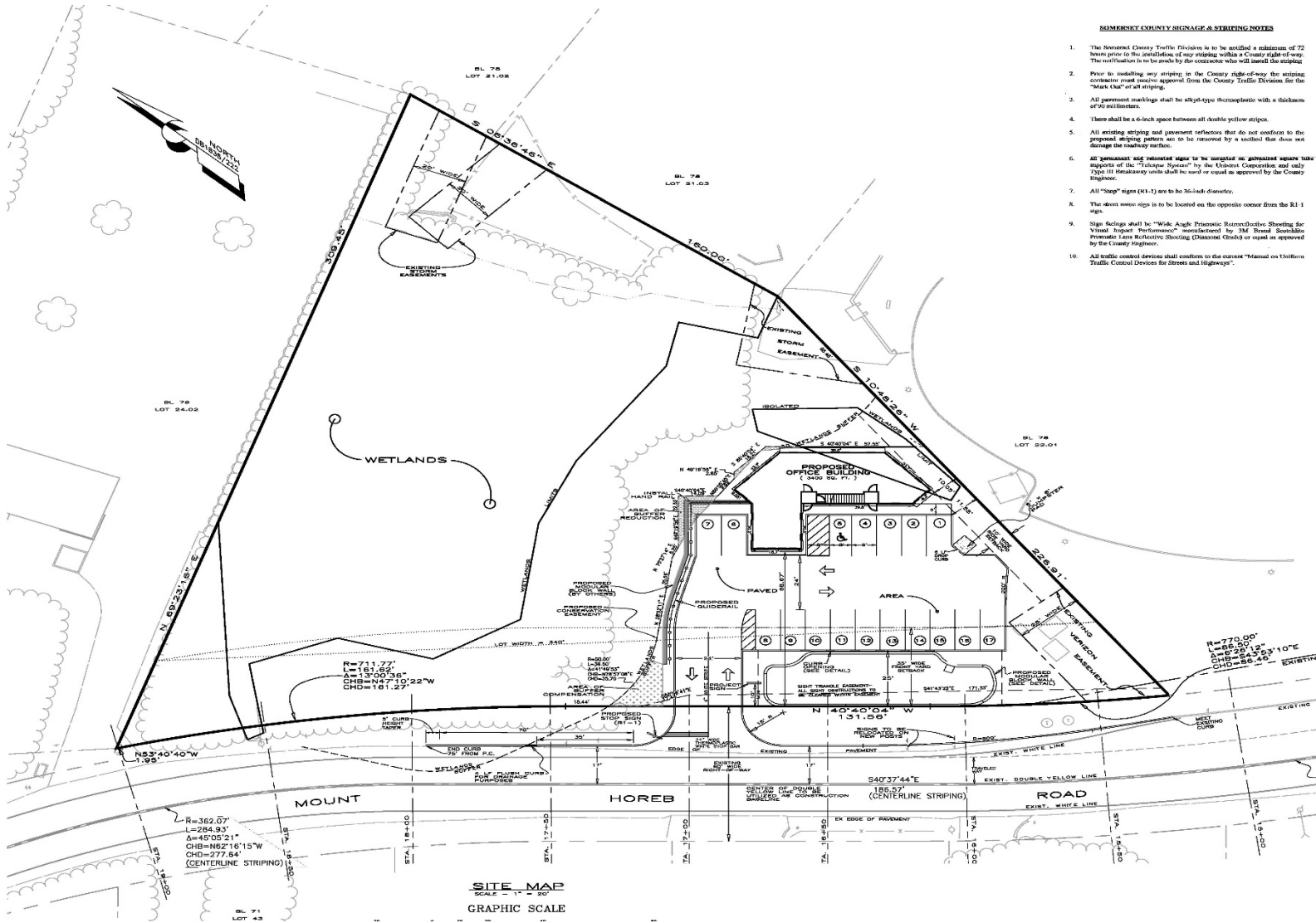
Conditional Uses.

Churches, synagogues and other places of worship including resident housing for employees, education/school buildings and any other accessory structures thereto shall be a permitted conditional use subject to the provisions set forth in subsection 16-5.33 of this chapter.

Height, Area and Bulk Requirements.

As specified in the Schedule referenced in Section 16-8.

Approved Site Plan



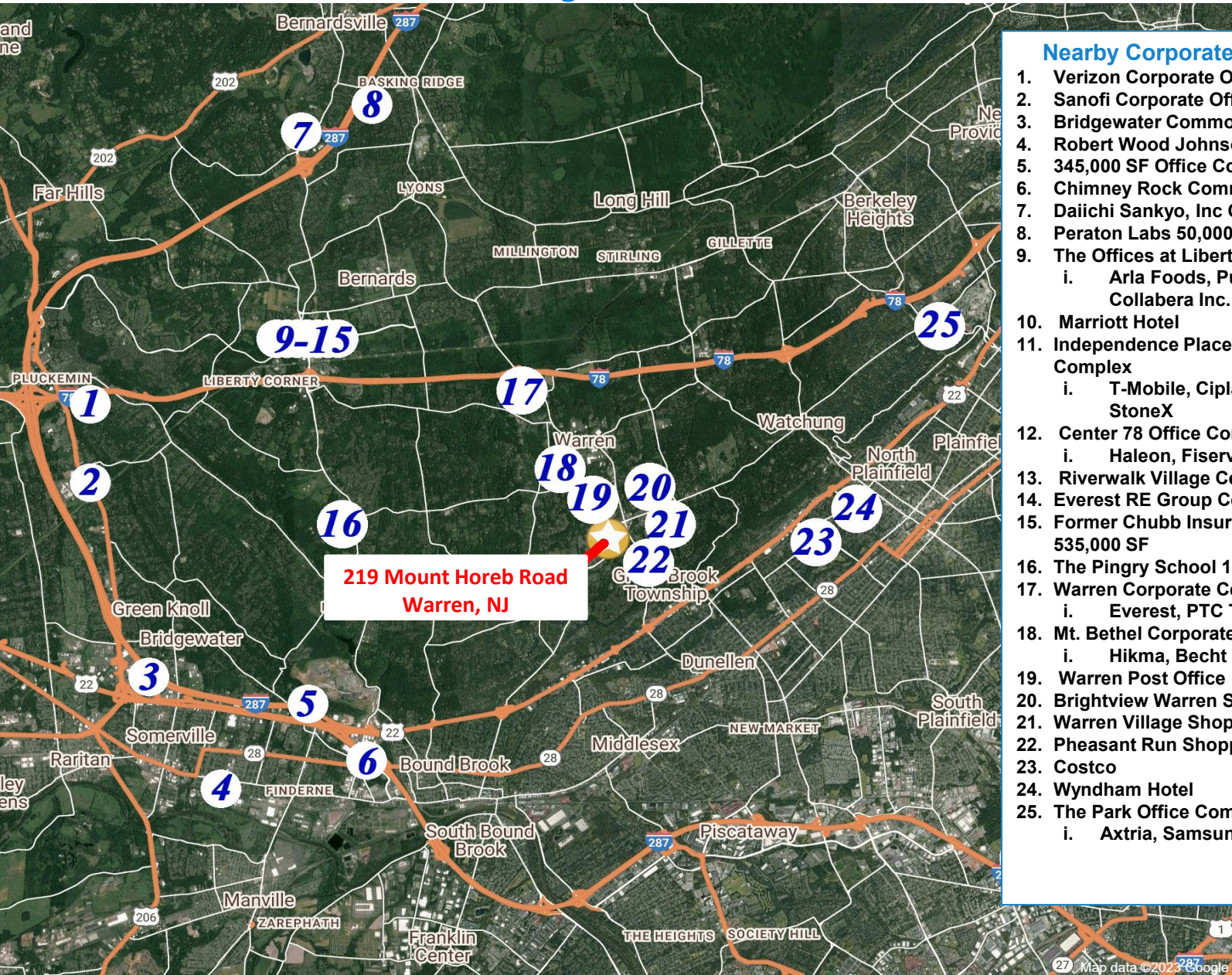
SOMERSET COUNTY SIGNAGE & STRIPING NOTES

- The Somerset County Traffic Division is to be notified a minimum of 72 hours prior to the installation of any existing within a County right-of-way. The notification is to be made by the contractor who will install the signage.
- Prior to installing any striping in the County right-of-way the striping contractor must receive approval from the County Traffic Division for the "Mark Out" of all striping.
- All pavement markings shall be silt-yd-type thermoplastics with a thickness of 90 millimeters.
- There shall be a 6-inch space between all double yellow striping.
- All existing striping and pavement surfaces that do not conform to the proposed striping pattern are to be removed by a submittal that does not damage the roadway surface.
- All permanent and temporary signs to be installed in approved areas with supports of the "Tolopac System" by the United Corporation and only Type III Breakaway units shall be used or equal as approved by the County Engineer.
- All "Stop" signs (R1-1) are to be 36-inch diameter.
- The above warning signs is to be located on the opposite corner from the R1-1 sign.
- Sign fixtures shall be "Wide Angle Prismatic Retroreflective Sheeting for Visual Impact Performance" manufactured by 3M Rensol Scotchlite Prismatic Lens Reflective Sheeting (Diamond Check) or equal as approved by the County Engineer.
- All traffic control devices shall conform to the current "Manual on Uniform Traffic Control Devices for Streets and Highways".

Property Aerial



Regional Office Trade Aerial



Nearby Corporate and Major Industry

1. Verizon Corporate Office 175,000 SF
2. Sanofi Corporate Office 800,000 SF
3. Bridgewater Commons
4. Robert Wood Johnson Hospital
5. 345,000 SF Office Complex
6. Chimney Rock Commons
7. Daiichi Sankyo, Inc Office 300,000 SF
8. Peraton Labs 50,000 SF
9. The Offices at Liberty Corner 575,000 SF
 - i. Arla Foods, Pure Insurance, Regeneron, Collabera Inc. & Pulte Homes
10. Marriott Hotel
11. Independence Place 350,000 SF Office Complex
 - i. T-Mobile, Cipla USA, MISG, Evercore, StoneX
12. Center 78 Office Complex
 - i. Haleon, Fiserv, UBS, MassMutual
13. Riverwalk Village Center
14. Everest RE Group Corporate Office 250,000 SF
15. Former Chubb Insurance Headquarters 535,000 SF
16. The Pingry School 1,100 Students
17. Warren Corporate Center 800,000 SF
 - i. Everest, PTC Therapeutics
18. Mt. Bethel Corporate Center 311,000 SF
 - i. Hikma, Becht Engineering, Immucor
19. Warren Post Office
20. Brightview Warren Senior Living
21. Warren Village Shopping Center
22. Pheasant Run Shopping Center
23. Costco
24. Wyndham Hotel
25. The Park Office Complex
 - i. Atria, Samsung, Fiserv, L'Oréal

Area Demographics

2 Mile Radius

Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789

