



LAND

FOR SALE

±5.1 ACRES OF INDUSTRIAL LAND

34 Royal Rd, Flemington, NJ 08822

For More Information, Contact the Exclusive Broker

ALEX DOMBROWSKI

Associate

adombrowski@blauberg.com

973.379.6644 x229



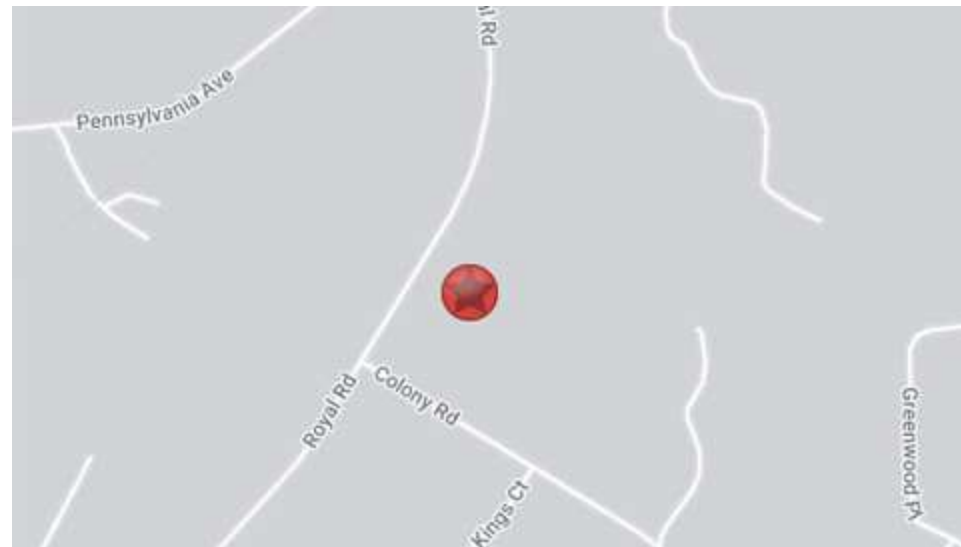
THE BLAU & BERG COMPANY

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

www.blauberg.com

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VIDEO

LOCATION DESCRIPTION

Approximately 0.4 Miles to Route 202
 Approximately 1.1 Mile to Route 31
 Approximately 10.5 Miles to I-78

OFFERING SUMMARY

Sale Price:	Please Call
Lot Size:	5.1 Acres

PROPERTY HIGHLIGHTS

- Industrial Land For Sale
- Lot Size at ±5.1 Acres (Block 36, Lot 26)
- I-2 (Major Industrial District) Zoning
- Located Beside Brand-New Industrial Park and 2 Industrial Facilities
- Less Than 1 Mile to Route 202
- Approx. 1.5 Miles to Flemington Circle
- Taxes at \$98.06 (2023)

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I-2 ZONING (MAJOR INDUSTRIAL DISTRICT)

Principle Permitted Uses Include:

- 1) Manufacturing, processing, producing or fabricating operations which meet the performance standards contained in Article XX of the Township of Raritan Legal Code, provided that all operations and activities, except parking, are carried on within enclosed buildings and that there is no outside storage or outside repairs of materials and equipment.
- 2) Business and administrative offices and research facilities.
- 3) Any form of agriculture or horticulture, including commercial greenhouses as part of a farm.
- 4) Commercial indoor recreation facilities.
- 5) Primarily wholesale uses with limited retail sales.
- 6) Professional office, including surgical center (a facility where outpatients come for simple surgical procedures, including dialysis). Off-street parking shall be provided for such surgical center at the same rate as required for medical office use. An office building to be erected shall contain at least 16,000 square feet of gross floor area of which 50% or at least 8,000 square feet shall constitute the building footprint.
- 7) Child-care centers.
- 8) Solar or photovoltaic energy facility.
- 9) Warehousing, wholesale and distribution facilities.
- 10) Trucking terminals.
- 11) Public parks and public recreational facilities and uses.
- 12) Hotels and motels.

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RARITAN CODE

Zone	Principal Permitted Uses	Lot Area ¹ (square feet)	Lot Width ¹ (Frontage)		Minimum Yards Principal Structures ¹				Side & Rear Setbacks for Accessory Structures ¹			Maximum Height ¹		Maximum ¹ Hard Surface Coverage	Floor Area Ratio	Existing ¹ Lot of Record		Residential Cluster Subdivision Permitted
			Inside Lot	Corner Lot	Front ¹	Rear	Side		Housing Animals	Other Farm Structures	Non-Farm Structures	Principal Structures	Accessory Structures			Minimum Area	Minimum Width	
							One	Both										
B-2	Commercial	100,000	250	250	75	50	20 ¹¹	40	P	P	*	2 1/2 stories or 35 feet	*	55%	25% ¹²	75,000	200	
B-3	Community commercial	60,000	200	200	75	50	20 ¹¹	40	P	P	*	2 1/2 stories or 35 feet	*	55%	25% ¹²	40,000	150	
B-4	Highway business	150,000	250	250	100	50	20	40	P	P	*	2 1/2 stories or 35 feet	*	55%	25%	75,000	200	
B-5	Low-intensity highway commercial	80,000	200	200	75	50	20	40	P	P	*	2 1/2 stories or 35 feet	*	35%	15%	40,000	150	
I-1	Industrial	10 acres ¹⁴	500 ¹⁴	500 ¹⁴	100 ¹⁴	100	75 ¹⁴	150 ¹⁴	100	50	*	3 stories or 50 feet ¹⁵	*	40%	50%	3 acres	200	
I-2	Industrial	5 acres ¹⁴	250 ¹⁴	250 ¹⁴	100 ¹⁴	100	50 ¹⁴	100 ¹⁴	100	50	*	3 stories or 50 feet ¹⁵	*	40%	55%	2 acres	200	
O-1	Professional office	40,000	175	200	50	50	20	40	P	P	*	2 1/2 stories or 35 feet	*	55%	50%	30,000	150	N/A
O-2	Office and research	3 acres	250	250	100	100	100	200	100	50	*	3 stories or 50 feet	*	40%	50%	2 acres	200	
P	Public institution	3 acres	200	200	75	50	35	80	P	P	*	2 1/2 stories or 35 feet	*	50%	100%	2 acres	150	
H	Hospital								See § 296-130 for regulations and standards									
PCOS	Retail; office, service	5 acres	300	300	100/50 ¹⁶	40	50 ¹⁷	100 ¹⁷	N/A	N/A	N/A	4 stories or 50 feet	N/A	55%	20% ¹⁸	N/A	N/A	N/A
C-R-R	Retail; office, recreation-residential	60,000	200 ¹⁹	200	50	40	20 ¹⁷	40 ¹⁷	N/A	N/A	N/A	4 stories or 60 feet	N/A	50%	25% ¹⁸			
O-R	Outdoor recreation	20 acres	300	50	50	50	25	50	N/A	N/A	N/A	3 stories or 50 feet	N/A	55%	5%	N/A	N/A	
RJR	Retail; office; service, assisted living, multifamily with affordable housing	3 acres	300 ²⁰	300 ²⁰	100/50 ^{5, 11, 20} 50/35 for residential ¹⁹ Also includes private drives	40 ²¹	50, 25 residential	100 N/A for multifamily residential	N/A	N/A	40	3 stories or 50 feet	30 feet	65% commercial uses; 55% residential uses	25% ²²	N/A	N/A	N/A

SCHEDULE I NOTES:

Figures in parentheses () are reduced requirements if public sewer and water are available (see Schedule II).
 P means "prohibited."
 N/A means "not applicable."

- See Schedule II for minimum utility requirements.
- See § 296-143 for steep slope modifications.
- See § 296-139 for where measured, exceptions and lot circle requirements.
- See exemptions § 296-134. All farm structures are considered accessory structures, whether or not a principal structure exists. All nonresidential, non-farm-related structures are principal structures.
- Setback for all structures. No accessory structure, other than a permitted garage on a residential lot, shall be located in front of a principal structure, regardless of the location of said principal structure. In the case of a through lot, accessory structures may be placed behind a principal residential structure provided the accessory structure meets the required front setback for principal structures in the underlying zone, but no less than 50 feet. In the case of a residential corner lot, accessory structures, such as air-conditioning units and generators, may be permitted in the nondominant front yard subject to the terms and limitations set forth in § 296-139C.
- See § 296-133 for exemptions.
- Plus one acre for each residential unit located on a farm.

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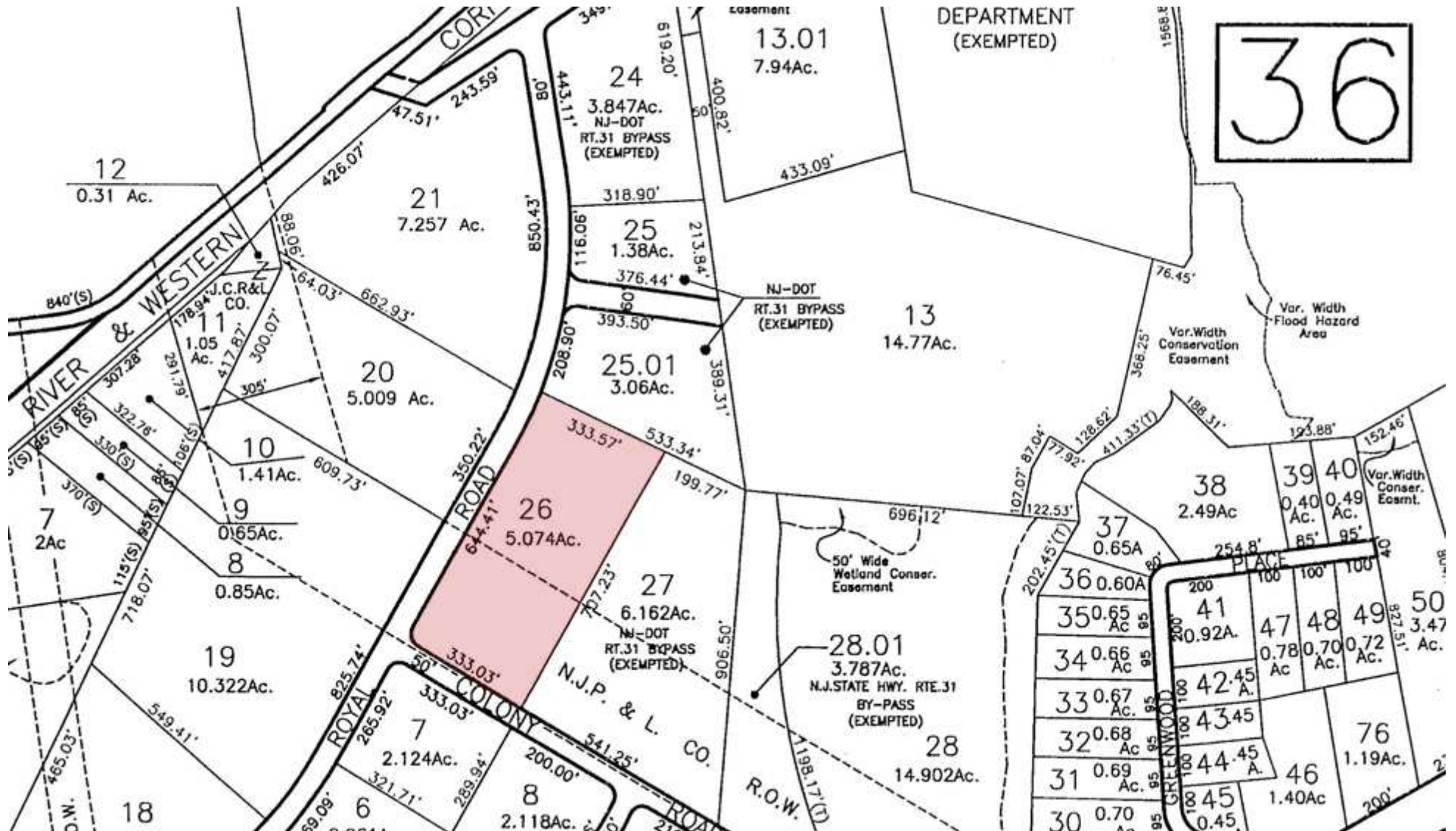
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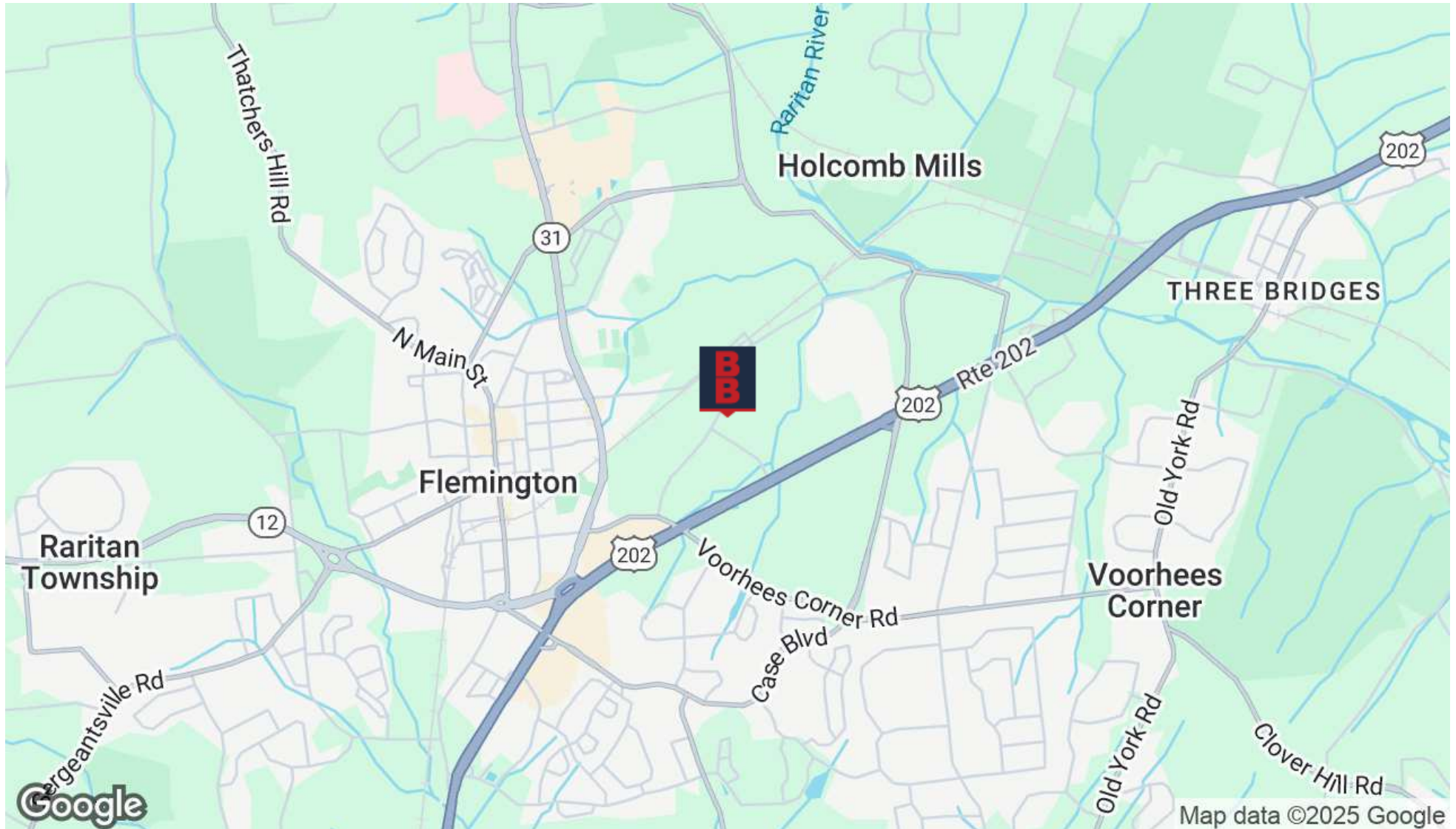
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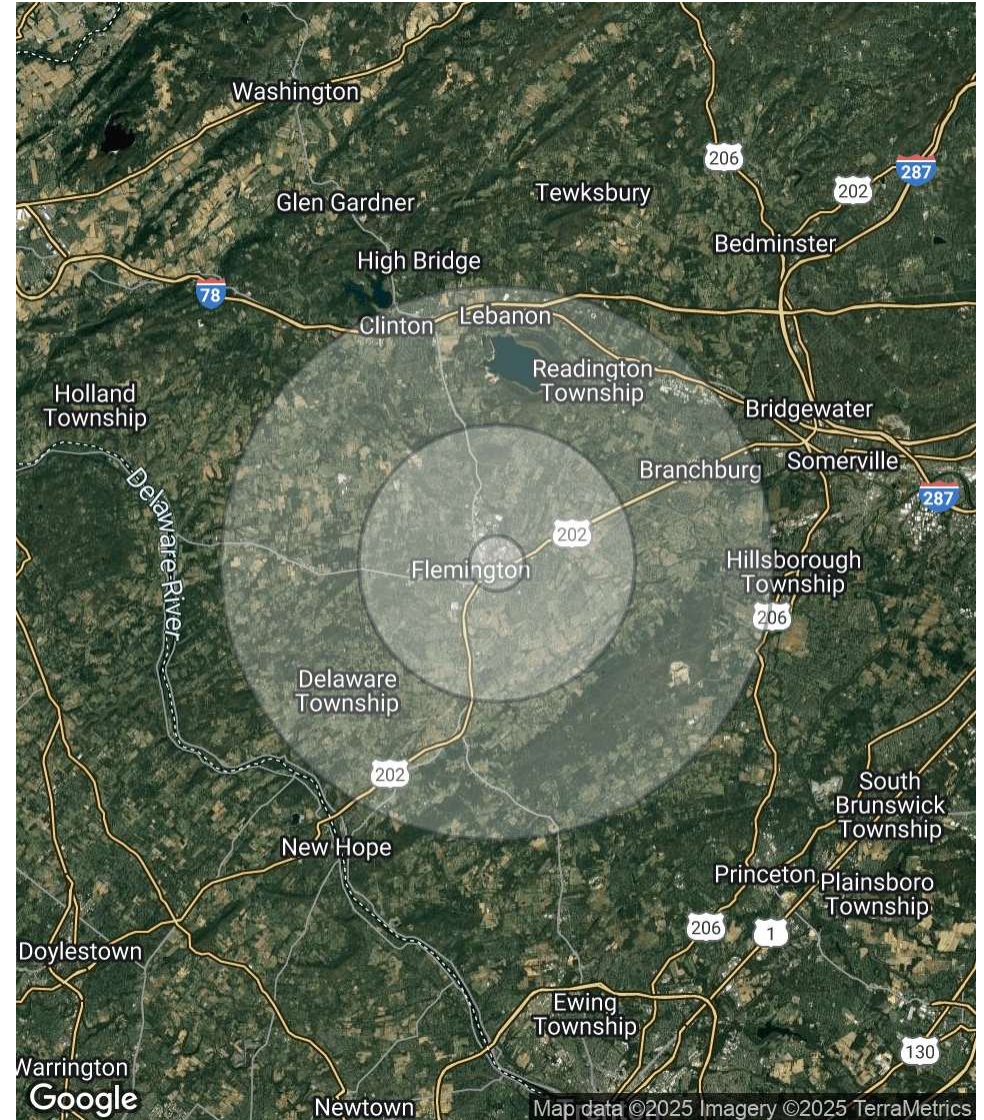
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,156	35,567	116,232
Average Age	36.3	43.6	45.1
Average Age (Male)	36.4	42.8	43.8
Average Age (Female)	35.9	43.8	46.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,082	13,881	45,439
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$107,077	\$150,164	\$157,729
Average House Value	\$310,311	\$425,199	\$449,543

2020 American Community Survey (ACS)



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