

FOR SALE OR LEASE | 18 MINNEAKONING ROAD | FLEMINGTON, NJ



ADVANCE INDUSTRIAL GROUP | EXCLUSIVE LISTING BROKERS | OFFERING MEMORANDUM

- ±4.81 INDUSTRIAL ACRES
- ±15 MINUTES TO ROUTE 22 & I-78
- I-2 ZONING | 55% IMPERVIOUS

WAS APPROVED FOR 16,200 SF MAINTENANCE FACILITY & WAREHOUSE
SHOVEL READY | PRELIMINARY SITE WORK & DRAINAGE COMPLETED
MAINTENANCE, WAREHOUSING & TRUCK TERMINALS PERMITTED

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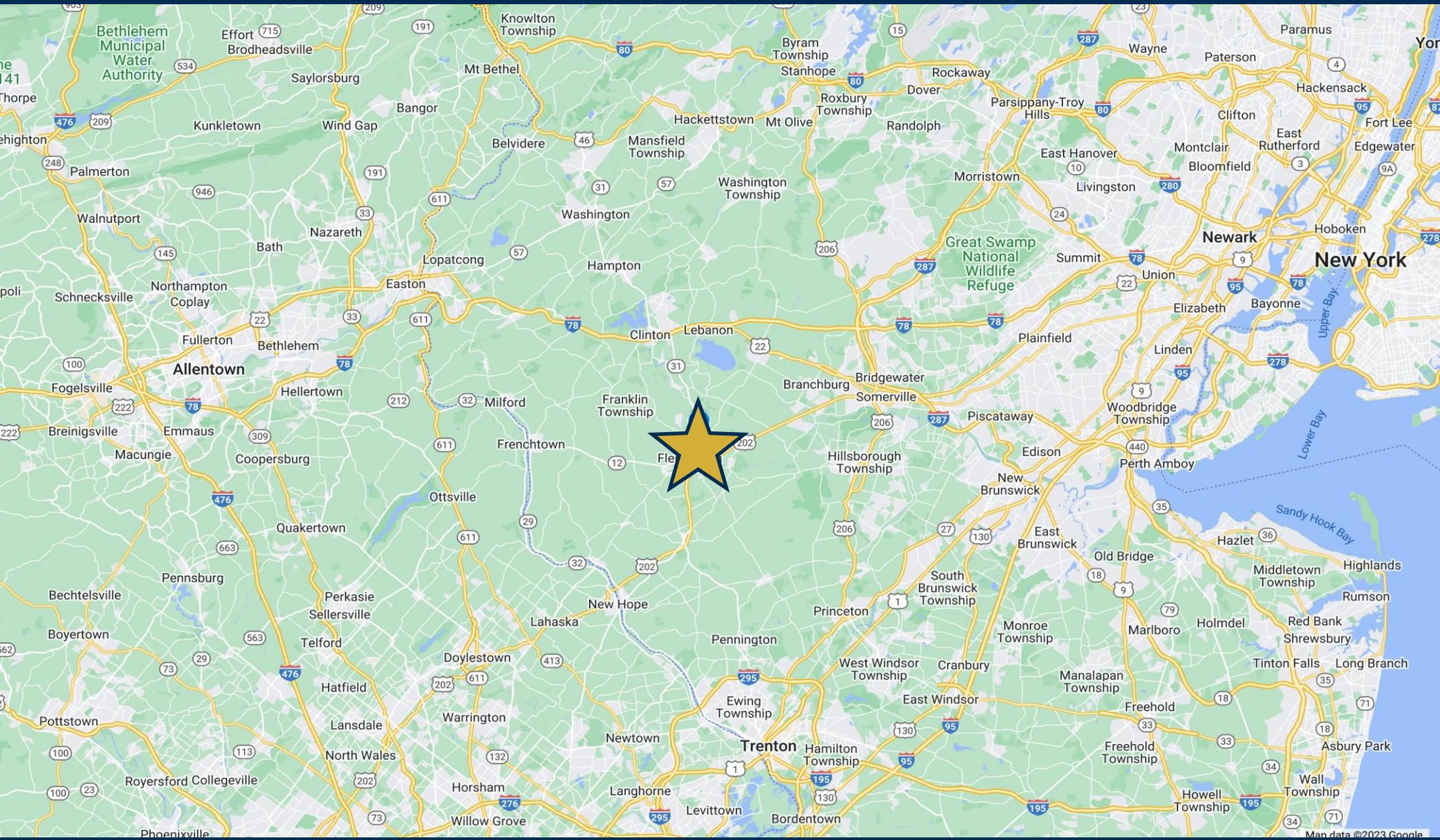
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All figures relating to square footage, building age, lot size, lease terms, tenant information, or market conditions are approximate and subject to independent verification. This report does not account for all variables that may impact valuation, nor does it consider specific investment objectives, financial positions, or legal constraints of the reader.

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REGIONAL MAP

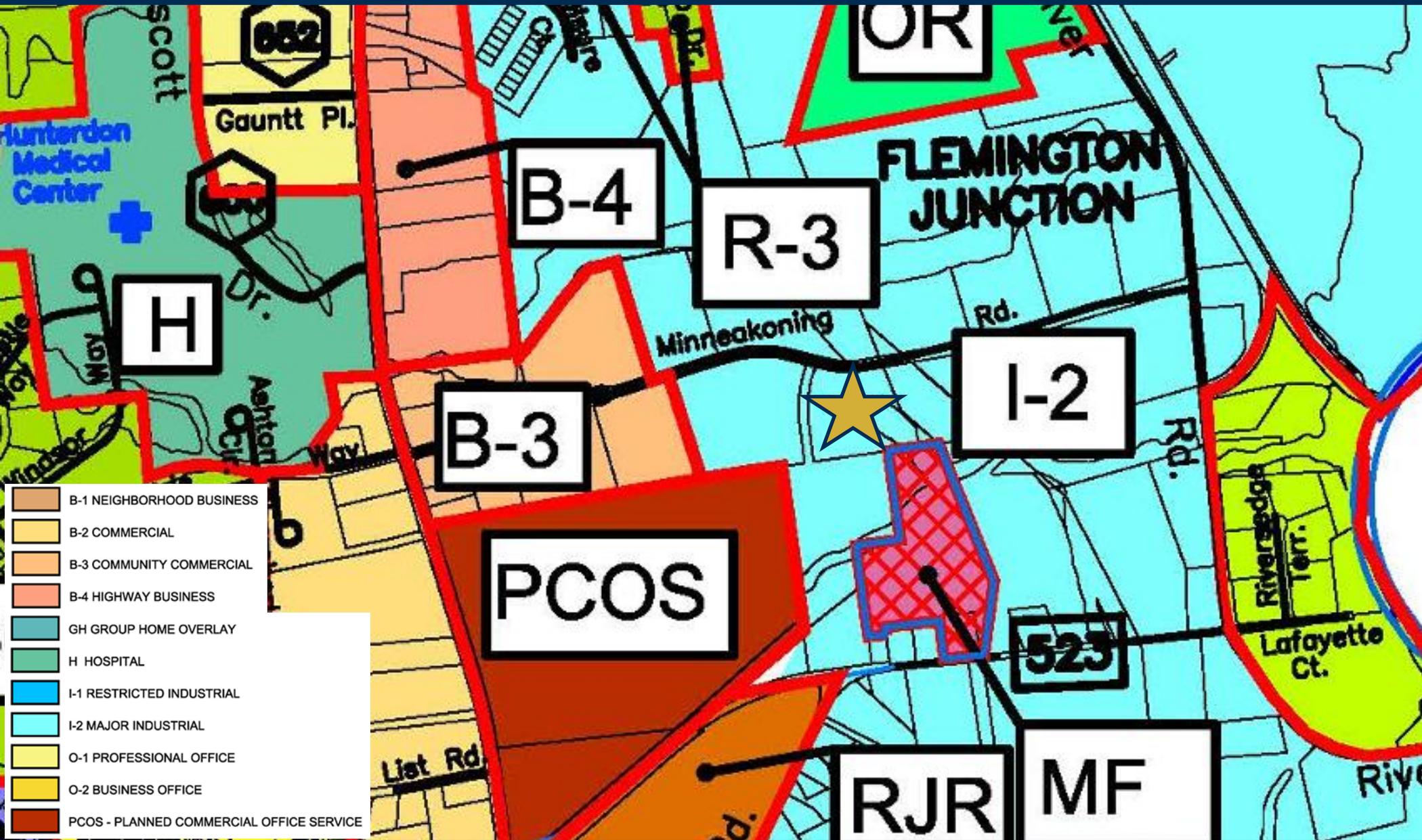


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ZONING: MAJOR INDUSTRIAL (I-2)



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ZONING: MAJOR INDUSTRIAL (I-2)

§ 296-123 I-2 Major Industrial District

Purpose. It is the purpose of this zone to provide areas suitable to the use of industry and related uses with controls necessary to ensure sound industrial development and when said uses can be adequately serviced by the sanitary sewer system.

Principal permitted uses
Those uses permitted in the I-1 Zone
Warehousing, wholesale and distribution facilities
Trucking terminals
Public parks and public recreational facilities and uses
Hotels and motels
Child-care centers
Solar or photovoltaic energy facility

Permitted accessory uses
Off-street parking loading and unloading
Signs and fences
Facilities required for employees and visitors, such as cafeterias and recreational and medical facilities
Screened and fenced outdoor storage areas
Other uses and structures customarily incidental to a principal permitted use
Retail and wholesale sales of goods manufactured or produced on site, provided that the sales area does not exceed 15%

Conditional uses
Public and private schools and day nurseries
Public areas
Essential services
Farm stands
Clubs, lodges and fraternal organizations
Animal hospitals and kennels
Helistops
Nursing homes
Assisted living facilities

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ZONING: MAJOR INDUSTRIAL (I-2)

§ 296-122 I-1 Restricted Industrial District

Purpose. It is the purpose of this zone to provide areas suitable to the use of industry and related uses with controls necessary to ensure sound industrial development and when said uses can be adequately serviced by the sanitary sewer system, with appropriate controls to protect adjacent residential zones.

Principal permitted uses	Permitted accessory uses	Conditional uses
Manufacturing, processing, producing or fabricating operations which meet the performance standards contained in Article XX, 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.	Off-street parking loading and unloading.	Public and private schools and day nurseries.
Business and administrative offices and research facilities.	Signs and fences.	Public uses.
Any form of agriculture or horticulture,, including commercial greenhouses as part of a firm.	Facilities required for employees and visitors, such as cafeteria and recreational and medical facilities.	Essential services.
Commercial indoor recreation facilities.	Other uses and structures customarily incidental to a principal permitted use.	Farm stands.
Primarily wholesale uses with limited retail sales.	Retail and wholesale sales and goods manufactured or produced on site, provided that the sales are does not exceed 15% of the gross manufacturing floor areas.	Clubs, lodges and fraternal organizations.
Professional office, including surgical center.		Animal hospitals and kennels.
Child-care centers.		
Solar or photovoltaic energy facility.		

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ZONING: MAJOR INDUSTRIAL (I-2)

Zone	Principal Permitted Uses	Lot Area ² (square feet)	Lot Width ³ (frontage)		Minimum Yards Principal Structures ⁴				Side & Rear Setbacks for Accessory Structures ⁴			Maximum Height ⁴		Maximum ⁷ Hard Surface Coverage	Floor Area Ratio	Existing ¹⁶ Lot of Record	
			Inside Lot	Corner Lot	Front ⁵	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 ¹³	40	P	P	4	2 1/2 stories or 35 feet	4	55%	25% ¹⁸	75,000	200
B-3	Community commercial	60,000	200	200	75	50	20 ¹³	40	P	P	4	2 1/2 stories or 35 feet	4	55%	25% ¹⁸	40,000	150
B-4	Highway business	150,000	250	250	100	50	20	40	P	P	4	2 1/2 stories or 35 feet	4	55%	25%	75,000	200
B-5	Low-intensity highway commercial	80,000	200	200	75	50	20	40	P	P	4	2 1/2 stories or 35 feet	4	35%	15%	40,000	150
I-1	Industrial	8 acres ¹⁴	300 ¹⁴	300 ¹⁴	100 ¹⁴	75	50 ¹⁴	100 ¹⁴	100	50	4	4 stories or 50 feet ¹⁵	4	55%	50%	3 acres	200
I-2	Industrial	5 acres ¹⁴	250 ¹⁴	250 ¹⁴	100 ¹⁴	75	50 ¹⁴	100 ¹⁴	100	50	4	4 stories or 60 feet ¹⁵	4	55%	100%	2 acres	200
O-1	Professional office	40,000	175	200	50	50	20	40	P	P	4	2 1/2 stories or 35 feet	4	55%	50%	30,000	150
O-2	Office and research	3 acres	250	250	100	75	50	100	100	50	4	4 stories or 50 feet	4	45%	75%	2 acres	200
P	Public institution	3 acres	200	200	75	50	35	80	P	P	4	2 1/2 stories or 35 feet	4	50%	100%	2 acres	150
H	Hospital	See § 296-130 for regulations and standards															
PCOS	Retail; office; service	5 acres	300	300	100/50 ¹⁹	40	50 ²¹	100 ²¹	N/A	N/A	N/A	4 stories or 50 feet	N/A	55%	20% ²⁰	N/A	N/A
C-R-R	Retail; office; recreation- residential	60,000	200 ²³	200	50	40	20 ²²	40 ²²	N/A	N/A	N/A	4 stories or 60 feet	N/A	50%	25% ²⁴		
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 ²⁵	300 ²⁵	100/50 ^{8, 19, 26} 50/35 for residential ²⁵ Also includes private drives	40 ²⁷	50; 25 residential	100 N/A for multif amily reside ntial	N/A	N/A	40	3 stories or 50 feet	30 feet	65% commercial uses; 55% residential uses	25% ²⁸	N/A	N/A

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