

229 Adamsville Rd. Bridgewater, NJ 08807

Somerset County

13,000 SF Building in M1-B Zone

EXCLUSIVE FOR SALE/GROUND LEASE OPPORTUNITY



PROPERTY DESCRIPTION

4.1 Flat Level Acres on Corner of Rt 22 East and Adamsville Road. Formally Approved for a 50,000 SF Medical Building in the M1-B Zone. Also Available for Ground Lease. Please Call for Quote.

PROPERTY HIGHLIGHTS

- Location, Location, Location!!
- 80,000 VPD Passing this Location
- M1-B Zone Permitted Uses Include: Medical Offices, Manufacturing, Research Labs, Animal Hospitals, Storage Facilities
- City Utilities: Gas, Water, Electric
- Close Proximity to all major highways- I-287, I-78, Routes 28, 202/206

OFFERING SUMMARY

Price For Sale:	\$2,700,000.
Lot Size:	4.01 Acre
Building size:	13,000 SF
Taxes:	\$24,387 (2024)
Block, Lots:	Blk: 221, Lot: 1.01
Zoning:	M1-B

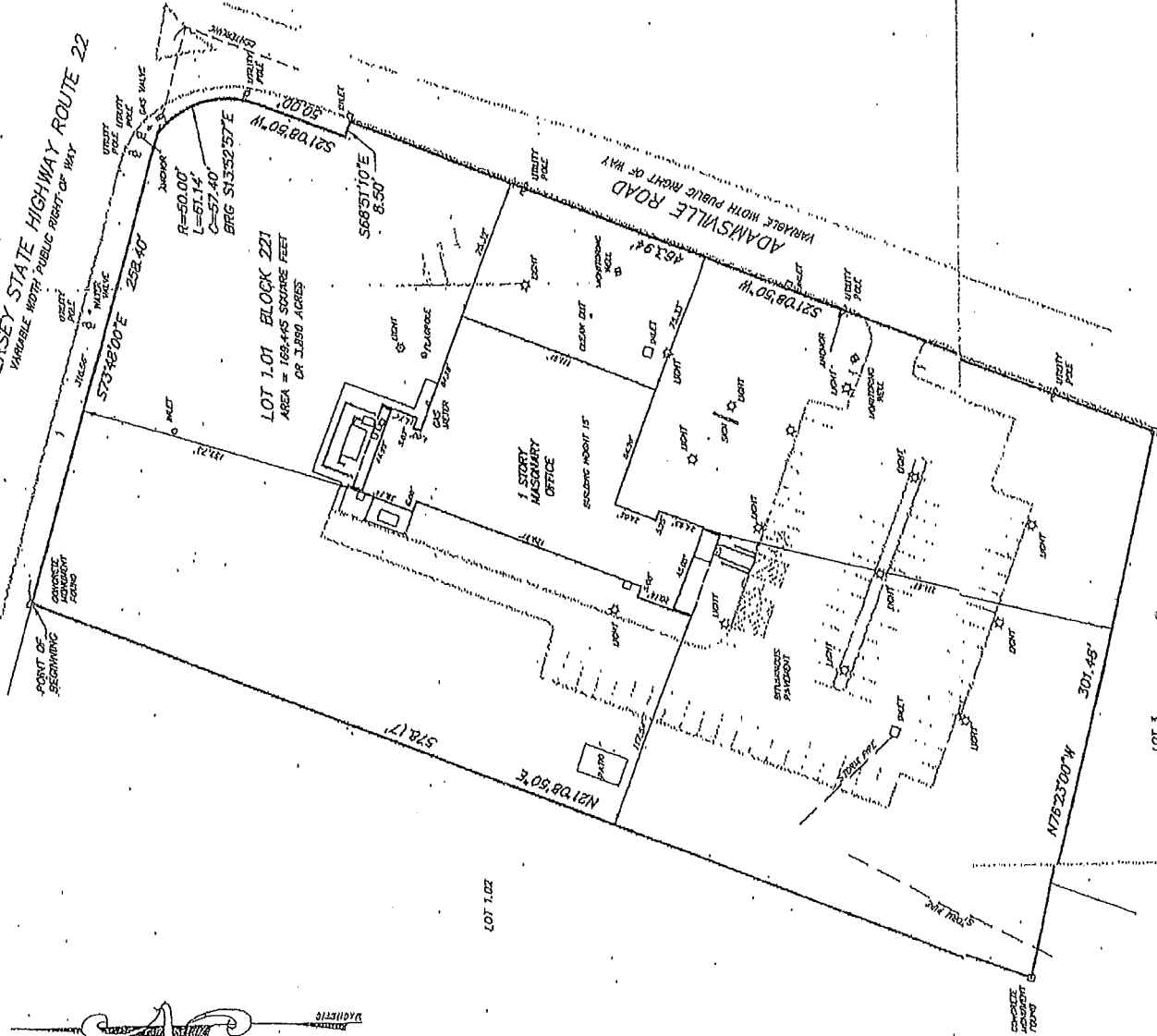
DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	4,243	22,235	47,026
Median Age:	40.1	41.8	42.8
Total Population	10,073	60,186	126,814
Average HH Income	159,723	166,916	181,104

Timothy P. Deluccia
Broker Associate
908-938-6405
tim@delucciacommercialgroup.com

Deluccia Commercial Group
1996 Washington Valley Rd.
PO Box 305
Martinsville, NJ 08836

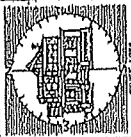
NEW JERSEY STATE HIGHWAY ROUTE 22
 VARIABLE WIDTH PUBLIC RIGHT OF WAY



THIS SURVEY IS CERTIFIED ONLY TO:
 KSM HOLDING, LLC
 BACHOWIA BANK NATIONAL ASSOCIATION and/or
 its successors and assigns as their interests may appear
 in the public records of the County of Somerset, New Jersey
 FIRST AMERICAN TITLE INSURANCE COMPANY
 MARCUS, BRODY, FORD, KESSLER & SAHNER, LLC

MAP OF SURVEY
 221 ADAMSVILLE ROAD
 LOT 1.01 BLOCK 221
 BRIDGEWATER TOWNSHIP SOMERSET COUNTY NEW JERSEY

STIRES ASSOCIATES, P.A.
 ENGINEERS, SURVEYORS & ENVIRONMENTAL CONSULTANTS
 43 West High Street, Somerville, New Jersey 08876
 Phone (908) 725-0250 Fax (908) 707-0831



RICHARD C. MATHEWS
 PROFESSIONAL LAND SURVEYOR
 N.J. LICENSE No. 29353
 DATE 5/8/2007
 SCALE 1" = 50'

RECORD NO.
 DRAWN BY: BCL
 CHECKED BY:
 SHEET NUMBER

DATE	REVISION
8/25/07	REVISED CERTIFICATION
5/25/07	ADDED CERTIFICATION
	BY