

FOR SALE - Warehouse/Retail Space

***22 Route 130, Bordentown Township,
Burlington County, NJ 08620***

Block 17, Lot 12

**Warehouse/Retail space on 4.85
acres located on Southbound
Route 130 at signalized
intersection of Groveville Road**

AVAILABLE SPACE

	<u>Warehouse</u>	<u>Retail</u>
Unit 1:	9,100 SF	2,880 SF
Unit 2:	4,500 SF	5,000 SF
Unit 3:	4,500 SF	
Unit 4:	2,500 SF	
Unit 5:	11,500 SF	
Unit 6:		200 SF

TOTALS:	32,100 SF Warehouse	8,080 SF Retail
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Joseph R.

RIDOLFI

& Associates, L.L.C.

Commercial Real Estate



Offered exclusively by:

***Joseph R. Ridolfi & Associates, LLC
Commercial Realtors***

Phone: 609-581-4848 Fax: 609-581-5511

Website: ridolfi-associates.com

E-Mail: ridolfi@ridolfi-associates.com

All information contained herein has been supplied by sources deemed reliable. Accordingly, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

SALE

Warehouse / Retail

Location: 22 State Highway 130, Bordentown Township,
Burlington County, New Jersey 08620

Zoning: Highway Commercial, allows a wide range of uses

Property Taxes: \$41,340 (2018)

2 Warehouse Bldgs: 23,000 SF + 9,100 SF = 32,100 SF total

2 Retail Bldgs: 5,000 SF + 2,880 SF = 8,080 SF total

Lot Size: 4.85 acres \pm (427' X 539')

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Commercial Real Estate Services

P.O. BOX 3314 · HAMILTON, NJ 08619-0314 · FAX: (609) 581-5511 · Tel: (609) 581-4848



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22 Route 130
Bordentown NJ

8' Chain
Link fence

Unit 6

1.5 ± acres Land Lease
69,280 SF

Unit 6

Retail
200 SF

Unit 6

Greenhouse

Unit 4

Warehouse
2500 SF

Unit 3

Warehouse
4500 SF

Unit 2

Warehouse
4500 SF

160'

23,000 SF + 9100 SF =
32,100 SF

Unit 5

Warehouse
11,500 SF

Unit 2

Retail
5000 SF

Unit 1

100'

Unit 1

Warehouse
9100 SF

Unit 1

Retail
2880 SF

Southbound

State Highway US #130

25'

45'

539'

22 Rt. 130, Bordentown Twp., NJ 08620



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22 Rt. 130, Bordentown Twp., NJ 08620



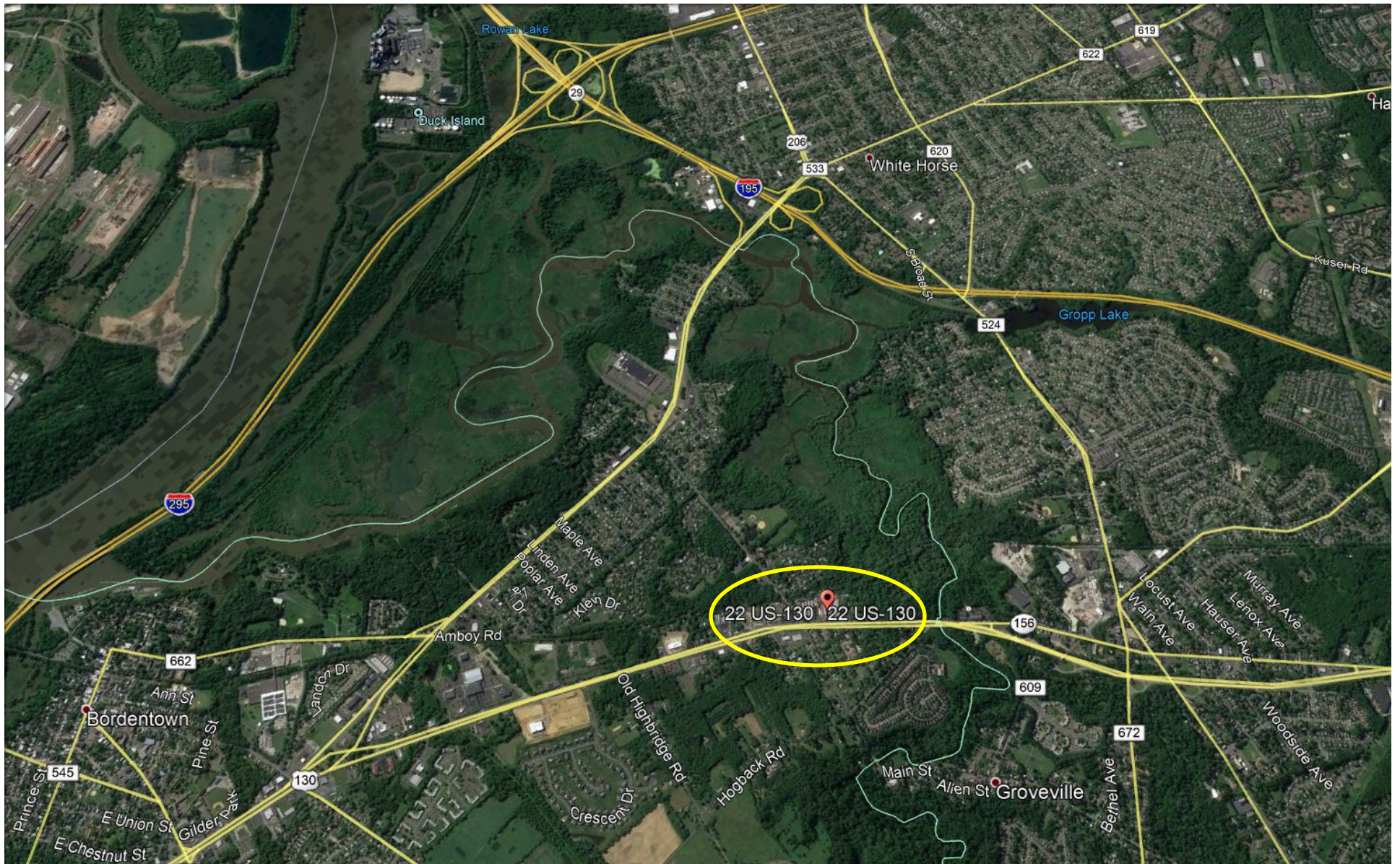
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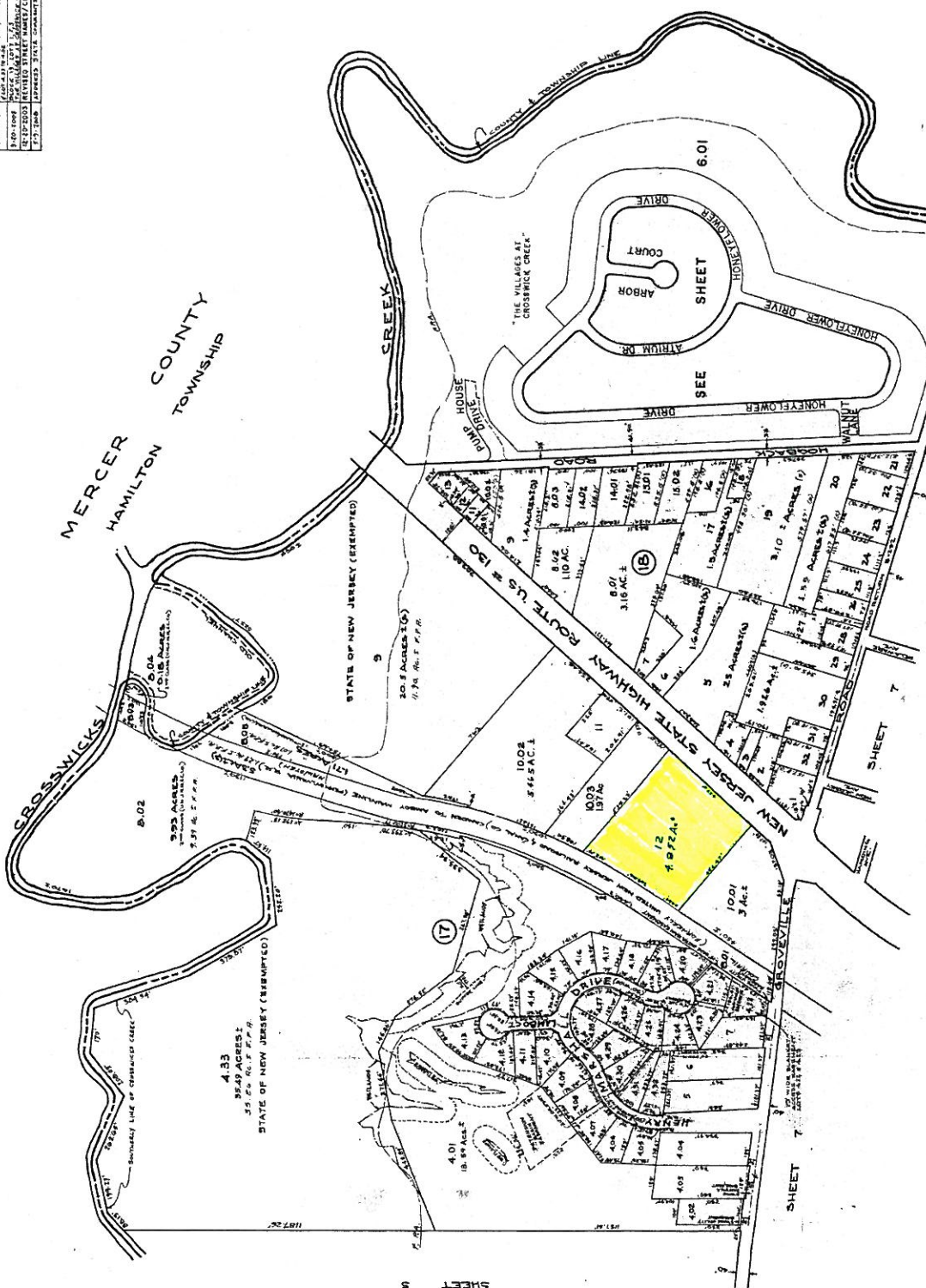
22 Route 130, Bordentown Township, Burlington County, NJ 08620



22 Route 130, Bordentown Township, Burlington County, NJ 08620



NO.	DESCRIPTION	DATE	BY
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TAX MAP
BORDEN TOWNSHIP
BURLINGTON COUNTY NEW JERSEY
SCALE: 1" = 200'
M. DALL AUSTIN - PROFESSIONAL
BURLINGTON NJ

TAX MAP
TOWNSHIP OF BORDEN
BURLINGTON COUNTY NEW JERSEY
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TAX MAP
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BURLINGTON COUNTY NEW JERSEY
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BURLINGTON NJ

REVISION	
DATE	DESCRIPTION

- P

C

A/T

R-6

R-7

R-8

R-10

R-20

R-30

R-40

R-120

PO

CC

HC

GC-I & II

REO

PUD

PUD (A/T)

(PCD)

(PBD-R)

AGWAY (GROWMARK)/YATES REDEVELOPMENT AREA

WATERFRONT VILLAGE REDEVELOPMENT AREA

SOUTHERN GATEWAY REDEVELOPMENT AREA

NORTHWEST / NISSIM REDEVELOPMENT AREA

SAAJ / EDGEWOOD REDEVELOPMENT AREA

PUBLIC DISTRICT

CONSERVATION DISTRICT

MULTIPLE FAMILY RESIDENTIAL DISTRICT

HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

PROFESSIONAL OFFICE DISTRICT

COMMUNITY COMMERCIAL DISTRICT

HIGHWAY COMMERCIAL DISTRICT

GENERAL COMMERCIAL I AND II DISTRICT

RESEARCH, ENGINEERING AND OFFICE DISTRICT

PLANNED UNIT DEVELOPMENT DISTRICT

PLANNED UNIT DEVELOPMENT/MULTIPLE FAMILY RESIDENTIAL DISTRICT

PLANNED COMMUNITY DEVELOPMENT OPTION DISTRICT

PLANNED BUSINESS DEVELOPMENT-RESIDENTIAL OPTION DISTRICT

AGWAY (GROWMARK)/YATES REDEVELOPMENT AREA

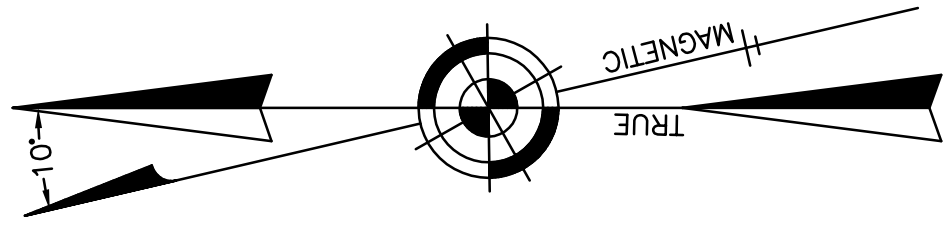
WATERFRONT VILLAGE REDEVELOPMENT AREA

SOUTHERN GATEWAY REDEVELOPMENT AREA

NORTHWEST / NISSIM REDEVELOPMENT AREA

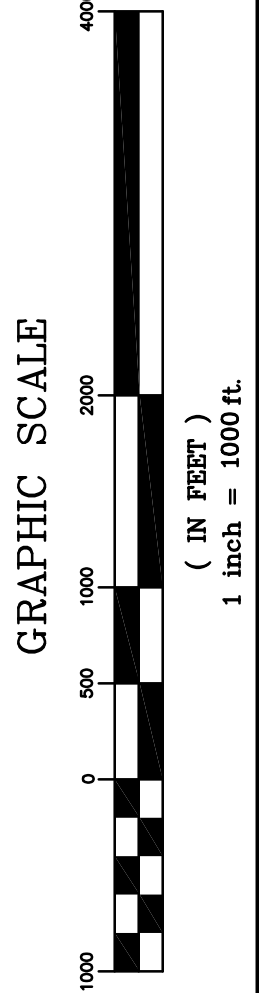
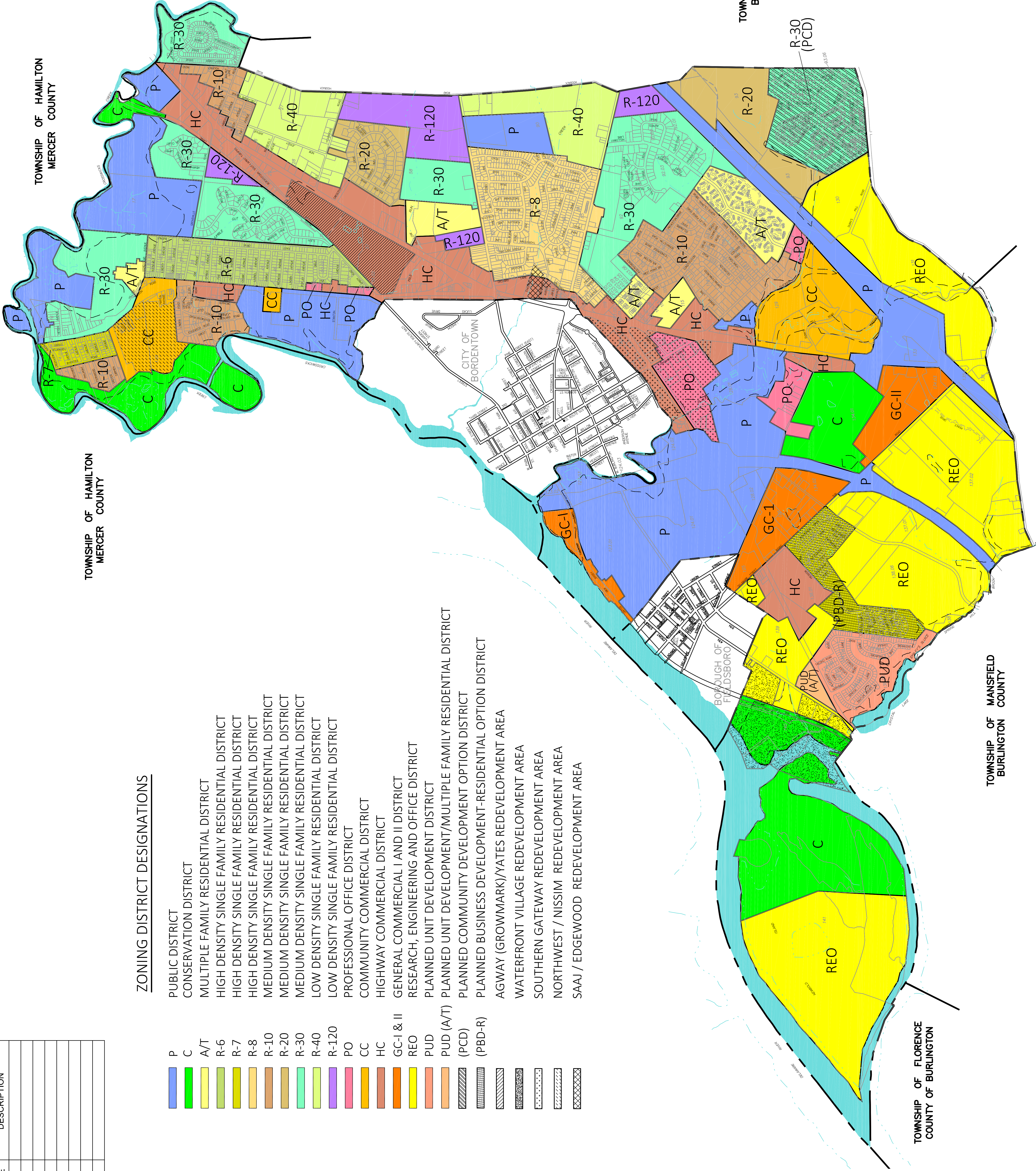
SAAJ / EDGEWOOD REDEVELOPMENT AREA

ZONING DISTRICT DESIGNATIONS



LEGEND

- 107
- BLOCK NUMBER
- ARTIFICIAL BLOCK-LIMIT-LINE
- LOT LINE
- MUNICIPAL BOUNDARY LINE
- COUNTY BOUNDARY LINE
- WATERWAY LINES
- ASSESSMENT LINE
- TIDELANDS LINE
- WETLAND AREA - W.L.A.
- FLOOD HAZARD AREA - F.H.A.



ZONING MAP
TOWNSHIP OF BORDENTOWN
BURLINGTON COUNTY NEW JERSEY

SCALE: 1" = 1000' DATE: 4-13-2015

TUREK CONSULTING LLC
220 NORTH COLES AVENUE
MAPLE SHADE, NEW JERSEY 08052
(856) 770-4755, FAX (856) 663-2245

Frederick J. Turek

FREDERICK J. TUREK
PROFESSIONAL PLANNER LICENSE # 33LI00579200

DATE

NOTE:
ZONING INFORMATION WAS TAKEN FROM A MAP PREPARED BY
TOWNSHIP OF BORDENTOWN ENGINEERS AND DATED 9/27/2005
WITH A LAST REVISED DATE OF 4/2008