



Commercial Property Network, Inc.

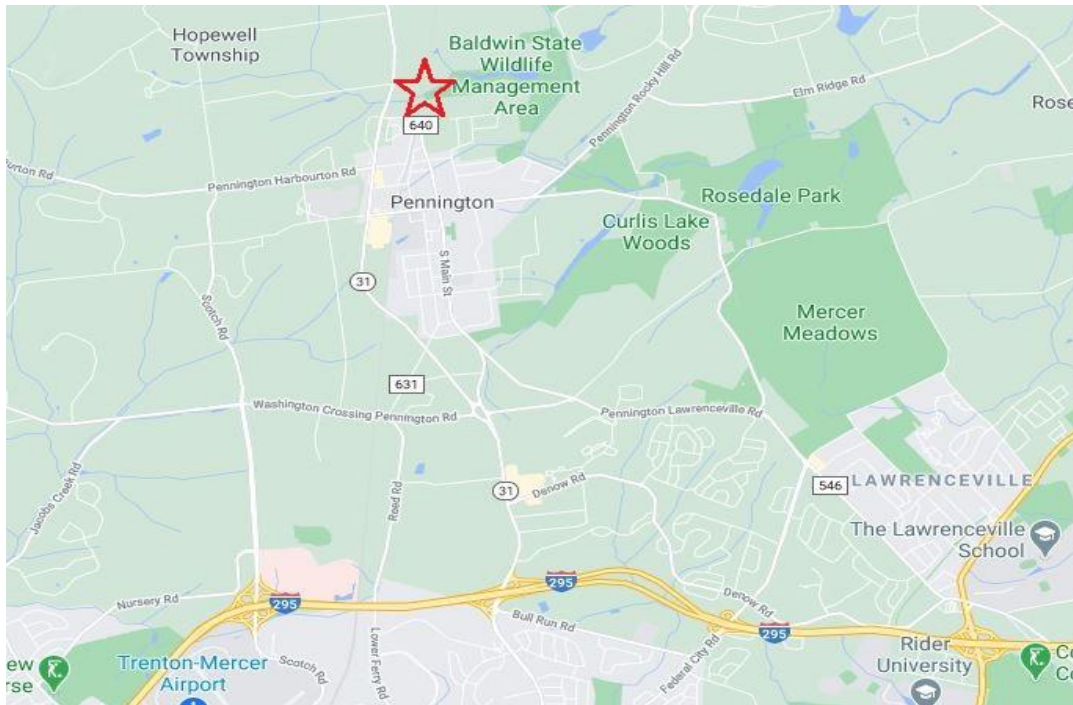
29 Emmons Drive, Suite F-40, Princeton, NJ 08540

Ph: (609) 921-8844 Fax: (609) 924-9739

www.cpnrealestate.com

PENNINGTON LAND FOR SALE: 12 acres, Route 31 North

High and Dry, open, level, a near-ideal site for development:



View From Route 31: Over 550' of frontage



Zoning:

Industrial Commercial (Highway Business/Office Park)

Allows for office, retail, assembly, warehouse, recreation, cannabis, more

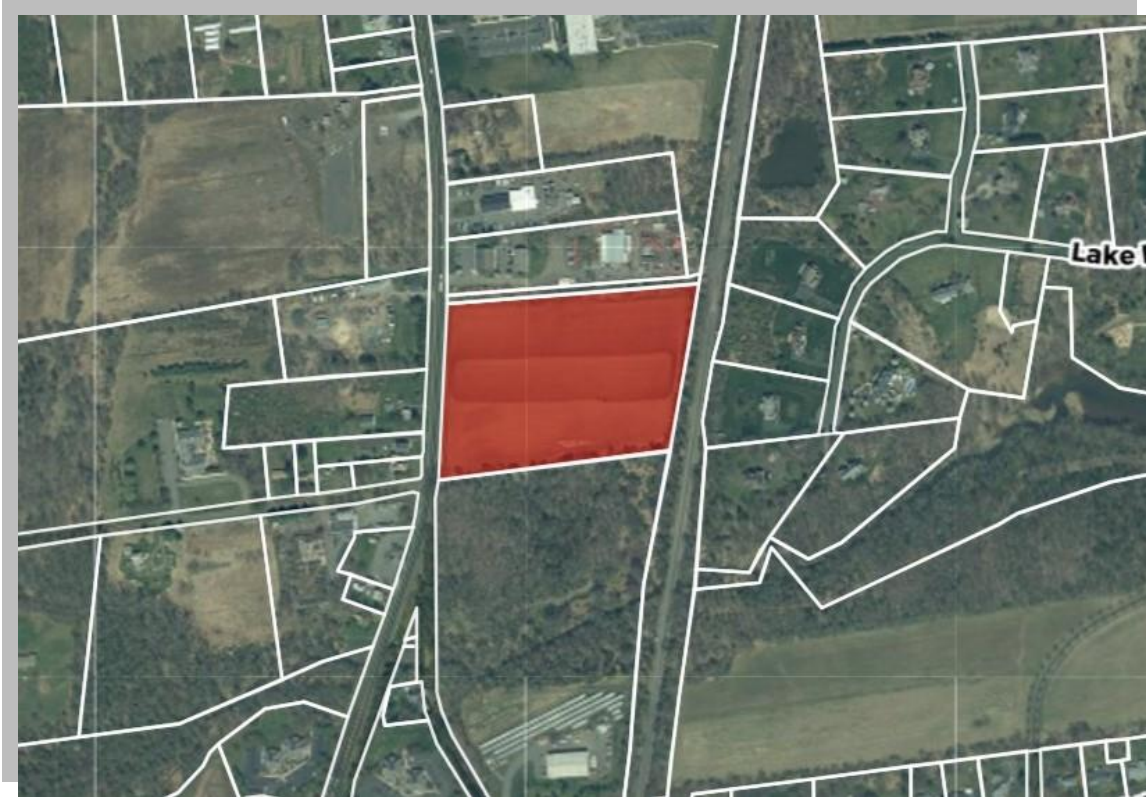
<https://ecode360.com/HO4061/home>

[Jim Husselman - Zoning, Hopewell \(609\)737-0605 ext.6410](mailto:Jim.Husselman@hopewellnj.com)

Utilities: Site utilities are required, electric and gas accessible to property.

Site: Wetlands and Environmental review available, For Guidance Only.
Site appears to be clear of any material concerns, inspections on Buyer.

View From Route 31, driving North



Pricing: Asking \$1,700,000 for parcel

Reasonable due diligence and approval period available, subject to intended use objectives.

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