



191 Clarksville Road

Princeton Junction, NJ

13,000 SF Office / Technology / Medical

- Building Size: 13,000 SF
- Lot Size: 5.10 Acres
- Park Like Setting
- 2 Story Office Building
- Parking: 38 spaces
- Year Built: 1985, Renovated in 2015
- Taxes: \$71,000 Annual
- Windows create abundant natural light
- 5 mins to Princeton Junction Train Station
- 10 mins to Hamilton Train Station
- 10 mins to Princeton University
- 15 mins to Route 1 and Route 130
- Zoning: ROM4 (Details on next page)



Asking Sale Price: \$2,350,000



Matterport Tour



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information:

Gerard Fennelly

Matthew Fennelly

191 Clarksville Road

Princeton Junction, NJ 08550

For Sale

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ROM-4 Industrial District (Research, Office, Limited Manufacturing)

Permitted uses.

1. Research, testing, analytical/product development laboratories not involving the manufacturing, sale, processing, warehousing, distribution or fabrication of material, products or goods.
2. General, corporate, administrative and professional offices.
3. Computer centers.
4. Commercial recreation facilities within an existing or former warehouse building.
5. All farm and agricultural uses permitted in residential districts.
6. Accessory uses and accessory buildings on the same lot and within the same zoning district with and customarily incidental to any of the permitted principal uses, which may include but may not be limited to:
 - a. A restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use.
 - b. In-service training schools for employees.
 - c. Custodial living quarters.
 - d. Indoor and outdoor recreation facilities.
 - e. Assembly halls for meetings incidental to the business of the principal use.
 - f. Maintenance, utility & storage facilities incidental to the principal use.
7. Building structures and uses owned or operated by the Township of West Windsor.
8. Limited manufacturing.

Conditional uses.

1. Transmission lines, transmitting and receiving antennas or aerials
2. Public utilities substation, electric and gas facilities

Bulk and Area Regulations.

- A. Minimum lot area: five acres.
- B. Minimum lot frontage: 300 feet.
- C. Minimum lot width: 350 feet.
- D. Minimum lot depth: not applicable.
- E. Minimum yards:
 - a. Front yard: 125 feet, with a seventy-five-foot landscape area at the street right-of-way.
 - b. Rear yard: 40 feet.
 - c. Side yard. There shall be two side yards with a minimum of 40 feet each.
 - d. Yards abutting residential districts. The above yards, including the landscape transition buffer and screen requirements, shall be increased by 20 feet in those instances where they abut, in whole or in part, a residential district or lot line.
- F. Maximum FAR. The maximum permitted FAR shall be allowed to vary according to the following schedule, depending on the intended use and building height:
 - a. One Story Buildings – Maximum FAR 0.22
 - b. Multistory Buildings – Maximum FAR 0.30
- G. Maximum improvement coverage: 50%.
- H. Maximum building height: three stories, but not to exceed 45 feet.

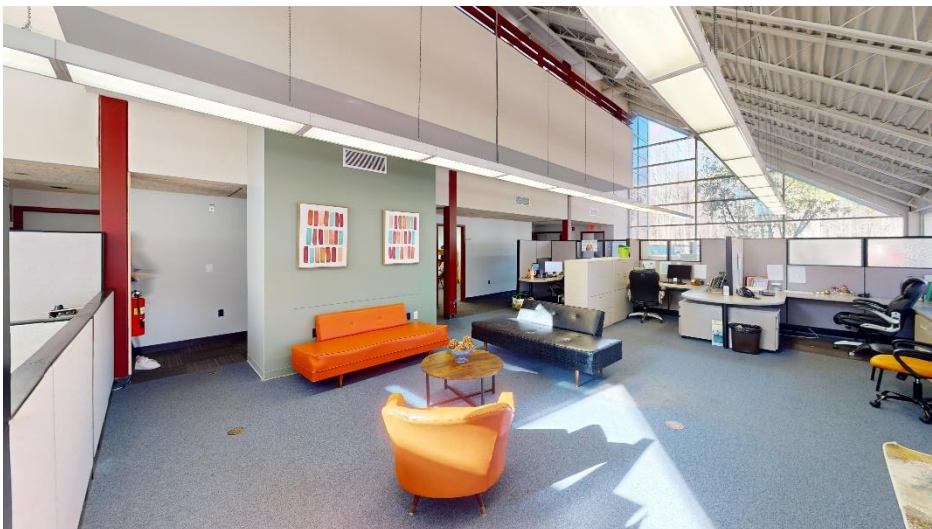
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