



## Specifications

### ZONED FOR A RANGE OF:

- Retail sales of goods and services (excluding cannabis-related business)
- Restaurants, banks, offices, garden centers, theaters, shopping centers

### CONDITIONAL USES:

- Public utility facilities, motels, service stations, wind energy systems (WECS)

### ACCESSORY USES PERMITTED:

- Off-street parking, fencing and walls, signage
- Storage buildings, garages and sheds
- Temporary construction trailers and contractor signage during development

### HIGHLIGHTS:

- Flexible zoning ideal for a variety of business types
- High-visibility location with strong access to regional roadways (especially I-295)
- Rare opportunity to customize use for long-term needs (i.e. tractor trailer parking)
- ±14.16 AC lot size (Block 28, Lot 30.01)
- Taxes at \$8,950.90 (2025)

For additional property information or to arrange an inspection, please contact the exclusive broker:

Justyna Kuczaj  
Associate  
973.379.6644 x 121  
JKuczaj@blauberg.com

**FOR LEASE | 185 STRAUGHNS MILL ROAD | PEDRICKTOWN, NJ**



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## ACCESSIBILITY



0.1 MI  
I-295



4.7 MI  
Route 130



6.7 MI  
NJ TPKE



20.0 MI  
Philadelphia  
Int. Airport

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