



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



5 MILES

- Total Population: 33,707
- Households: 12,179
- Median Household Income: \$105,656
- Average Household Size: 2.7
- Transportation to Work: 15,481
- Labor Force: 26,184

10 MILES

- Total Population: 369,571
- Households: 147,085
- Median Household Income: \$88,906
- Average Household Size: 2.5
- Transportation to Work: 177,349
- Labor Force: 296,551

15 MILES

- Total Population: 828,866
- Households: 327,975
- Median Household Income: \$96,741
- Average Household Size: 2.5
- Transportation to Work: 410,008
- Labor Force: 671,292

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FOR LEASE | 185 STRAUGHNS MILL ROAD | PEDRICKTOWN, NJ



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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