

For Sale 6.65 Acres Vacant Land

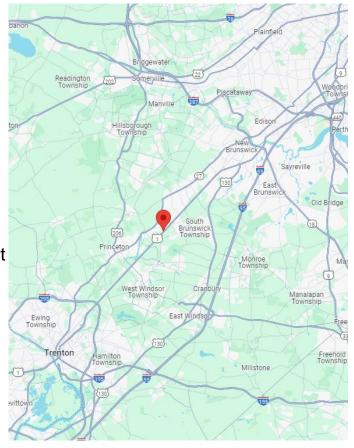


15 Deer Park Drive

Monmouth Junction, NJ 08852

- 6.65 Acres of Vacant Land
- Zoned OR
- 3000 Amps Power
- Sewer, Water and Gas services in place
- Pad Ready for Construction start
- Located in the Center of Princeton Market
- Next to Princeton Corporate Plaza
- Good for GMP Production, R&D and Warehouse

Sale Price: \$3,750,000



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.

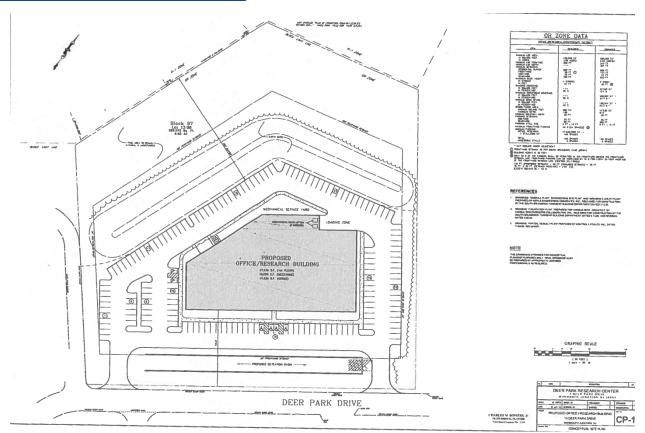
For more information:

Gerard Fennelly

Patrick Dintrone

15 Deer Park Drive

Monmouth Jct., NJ 08852



Permitted Uses:

The following uses are permitted in the OR office/research/conference district:

- 1. Office center.
- 2. Scientific or high-technology laboratories devoted to research, design, experimentation or production.
- 3. Assembly of high-technology and electronic equipment.
- 4. Health maintenance organization, regulated under N.J.S.A. 26:2J-1 et seq., limited to outpatient facilities, with no overnight bed care.
- 5. Retail commercial and service facilities as part of a planned office/commercial development only. Uses and area and yard requirements of the C-2 general retail commercial center district in subdivision XXIII of this division shall apply.
- 6. Data centers.

Conditional Uses:

The following uses shall be permitted in the OR office/research/conference district as conditional uses subject to planning board approved under N.J.S.A. 40:55D-67:

- 1. Government and public utility facilities.
- 2. Preexisting nonconforming light industrial and manufacturing uses.
- 3. Accessory uses intended to complement the permitted uses for the primary use of employees, visitors and/or clients of principal permitted uses.
- 4. Hotels subject to certain standards.
- 5. Middle school or high school, subject to the conditions stated in section 62-2172.

