

6.92 AC For Sale with Approvals

1 Kings Court, Raritan, NJ



Approved for 59,110 SF Flex Building | Healthcare, Industrial & Medical Proposed Uses



PRICE REDUCED

For More Information Contact Exclusive Broker

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Bussel Realty Corp. | Licensed Real Estate Broker | 2 Ethel Road, Suite 202A Edison, NJ 08817 | 732.287.3777 | bussel.com

The information herein has been obtained from sources deemed reliable, but no guarantee of its accuracy by the Company. Subject to error, omission or withdrawal without notice

Proposed Building

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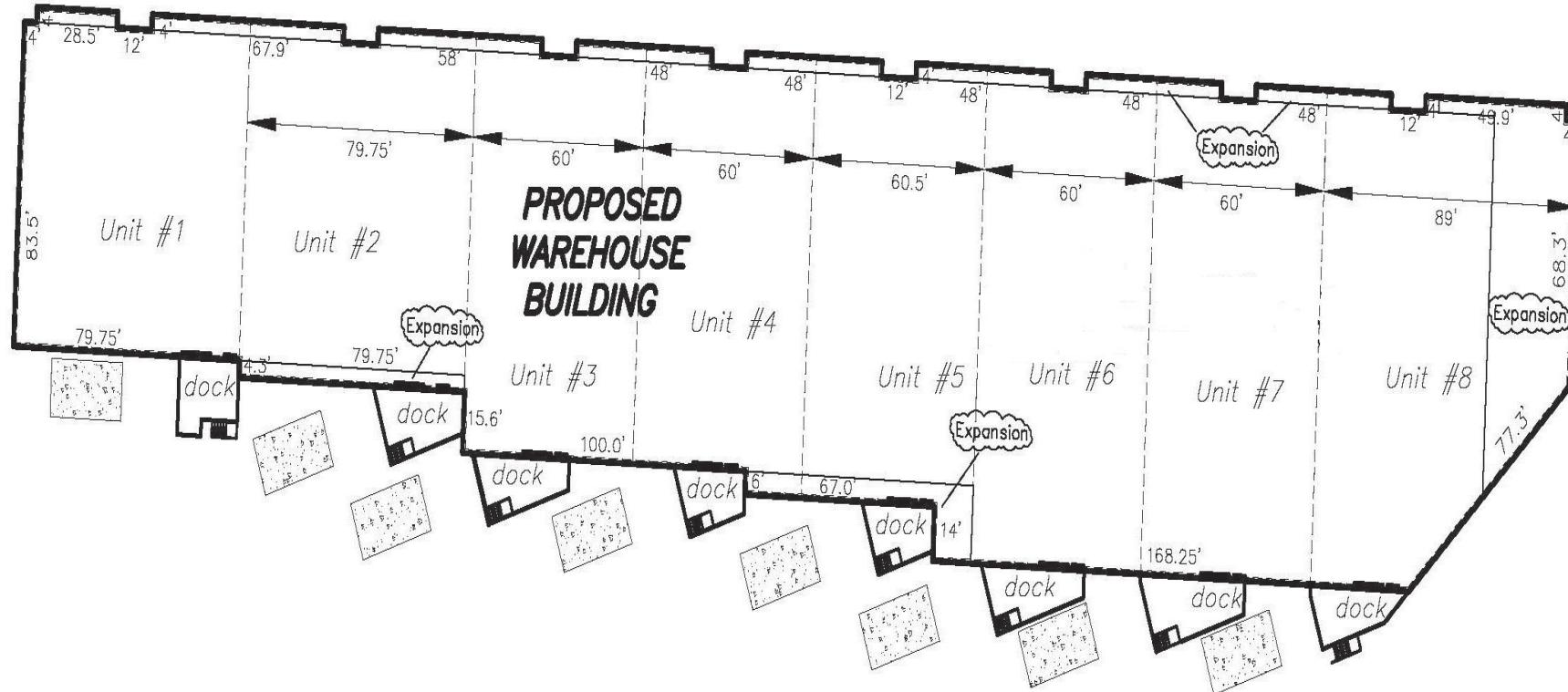


CONCEPTUAL BUILDING LAYOUT

for discussion only

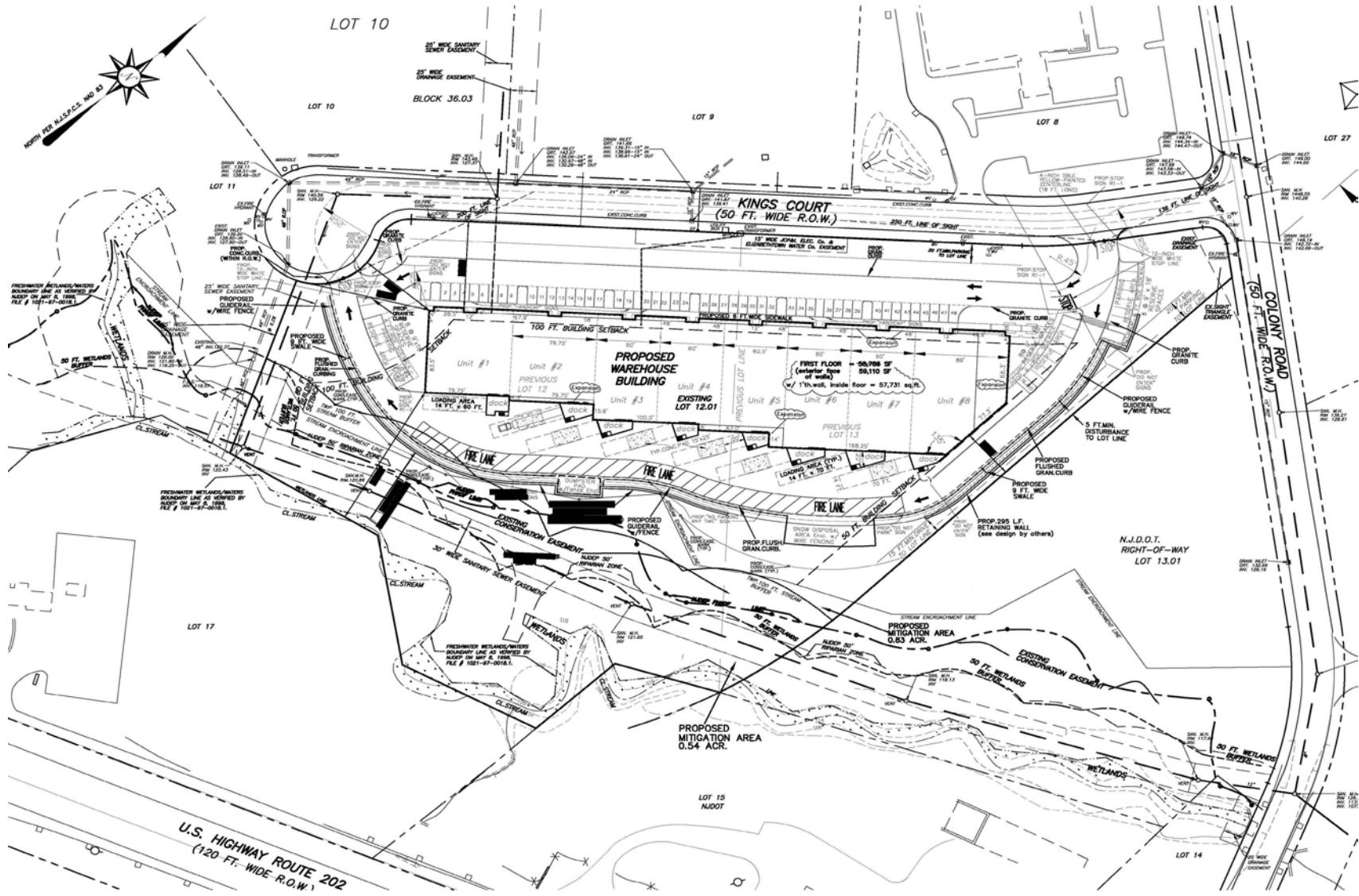
printed: mar.12, 2021

scale: 1"=50'



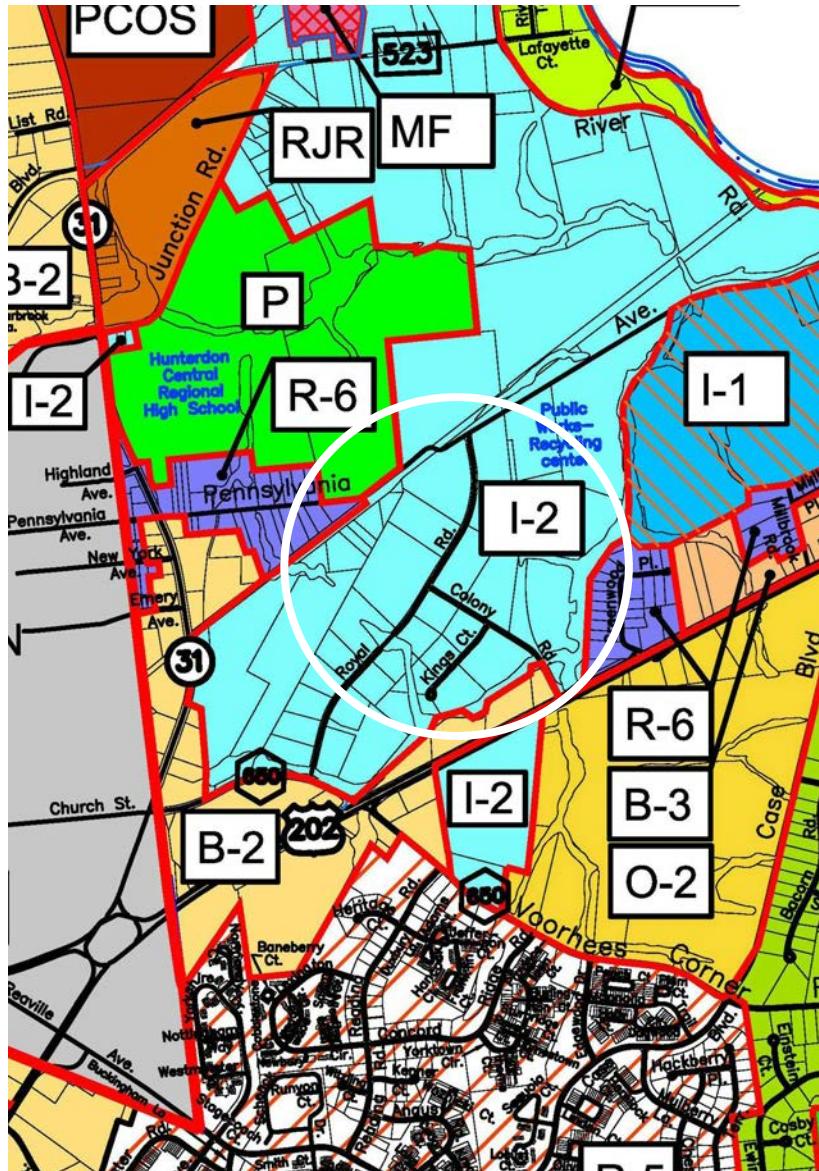
Proposed Site Plan

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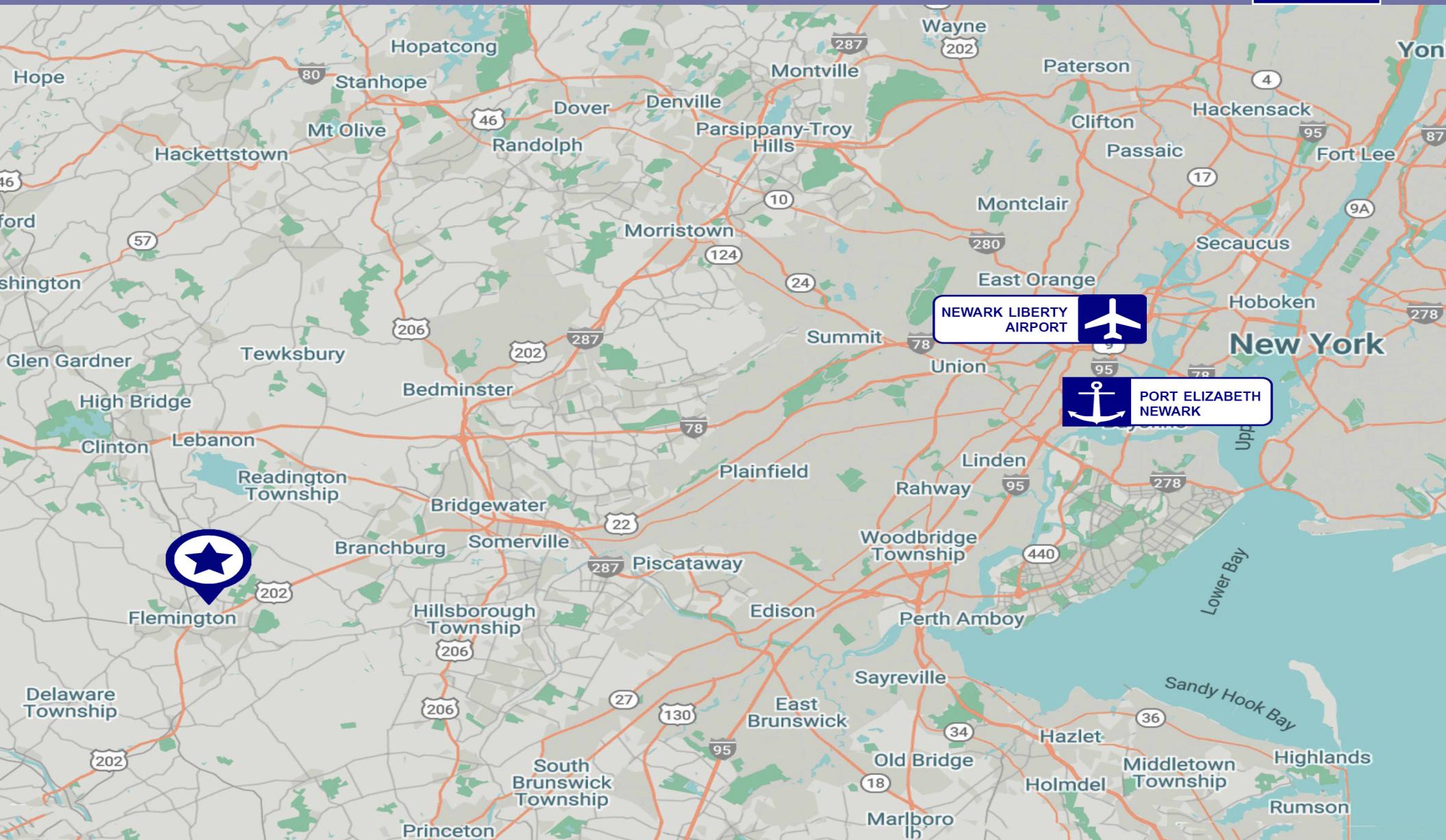
ZONING

Principal permitted uses:

- Manufacturing, processing, producing or fabricating operations which meet the performance standards contained in Article XX, provided that all operations and activities, except parking, are carried on within enclosed buildings and that there is no outside storage or outside repairs of materials and equipment.
- Business and administrative offices and research facilities.
- Any form of agriculture or horticulture, including commercial greenhouses as part of a farm
- Commercial indoor recreation facilities.
- Primarily wholesale uses with limited retail sales.
- Professional office, including surgical center (a facility where outpatients come for simple surgical procedures, including dialysis). Off-street parking shall be provided for such surgical center at the same rate as required for medical office use. An office building to be erected shall contain at least 16,000 square feet of gross floor area of which 50% or at least 8,000 square feet shall constitute the building footprint.
- Child-care centers
- Solar or photovoltaic energy facility.
- Warehousing, wholesale and distribution facilities.
- Trucking terminals.
- Public parks and public recreational facilities and uses.
- Hotels and motels.

Location Map

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