

# FREE STANDING FLEX BUILDING

1422 Route 179, Lambertville, NJ 08530



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# BUILDING HIGHLIGHTS

- Free-standing industrial/flex building
- Approximately 64,200 SF
- 14.98-acre site
- Steel frame construction
- 28' clear warehouse sections
- 60+ parking spaces
- 3 dock-high loading positions
- 2 grade-level drive-in doors
- Truck court
- Excellent loading capabilities
- Well water
- Septic system
- Natural gas service
- Flat rubber roof
- Concrete flooring
- Business/Industrial District
- Sprinklered throughout
- Potential multi-tenant investment or owner-user facility
- Approximately 32,820 SF currently leased with existing rental income



Locator Map



## PROPERTY DESCRIPTION

|                           |  |
|---------------------------|--|
| NUMBER OF UNITS           | 3  |
| BUILDING SF               | 64,200   |
| NET RENTABLE AREA (SF)    | approx. 64,200 SF (currently 32,820 SF leased)   |
| LAND ACRES                | 14.98 AC   |
| YEAR BUILT                | 1979   |
| PARKING                   | 60+ parking spaces                               |
| ZONING TYPE               | Highway Commercial ( HC)                         |
| BUILDING CLASS            | Class C Industrial / Flex                        |
| LOCATION CLASS            | Suburban   |
| NUMBER OF STORIES         | 1  |
| NUMBER OF BUILDINGS       | 1  |
| CEILING HEIGHT            | up to 28' Clear ( 17' min per MLS)               |
| DOCK HIGH DOORS           | 3  |
| GRADE LEVEL DOORS         | 2  |
| FENCED YARD               | No   |
| OFFICE SF                 | TBV ( office/showroom areas throughout building) |
| OFFICE TO WAREHOUSE RATIO | approx. 20% office/80% warehouse                 |

## MECHANICAL

|                    |   |
|--------------------|---|
| HVAC               | Forced Hot Air; Central Air in office areas |
| FIRE SPRINKLERS    | Wet Sprinkler System                        |
| ELECTRICAL / POWER | Heavy 3-phase Power                         |
| LIGHTING           | LED High-Bay Industrial Lighting            |





## 1422 Route 179, Lambertville, NJ 08530

**An exceptional opportunity to acquire a highly versatile industrial/flex facility in the heart of Hunterdon County. Situated on approximately 15 acres with outstanding frontage along Route 179, this free-standing ±64,200-square-foot building offers the flexibility to accommodate manufacturing, warehousing, distribution, logistics, contractors, showroom, office, research and development, fitness, and a wide variety of commercial uses.**

**Originally constructed in 1979, the property features expansive clear-span warehouse areas with ceiling heights reaching approximately 28 feet, complemented by additional flex and office areas that can be configured to meet the needs of a single owner-user or multiple tenants. The flexible floor plan provides excellent opportunities for owner occupancy, investment, or multi-tenant leasing.**

**Designed for efficient industrial operations, the facility includes multiple loading options with dock-high loading doors and drive-in doors, heavy 3-phase electrical service, sprinkler system, gas heat, central air in office areas, and generous truck circulation. The expansive paved parking area accommodates approximately 60 vehicles while also offering potential outdoor storage or contractor yard space, subject to local approvals.**

**Strategically positioned between Central New Jersey and Eastern Pennsylvania, the property enjoys convenient access to Route 202, Route 31, Interstate 295, and nearby Bucks County, making it an ideal regional hub for distribution, manufacturing, contractors, and service businesses.**

**Whether you're an owner-user seeking a headquarters facility, an investor looking to capitalize on flexible leasing opportunities, or a business requiring warehouse, manufacturing, office, and outdoor storage in one location, 1422 Route 179 presents a rare opportunity in one of Hunterdon County's most accessible commercial corridors.**



# WEST AMWELL TOWNSHIP Hunterdon County

## Zones

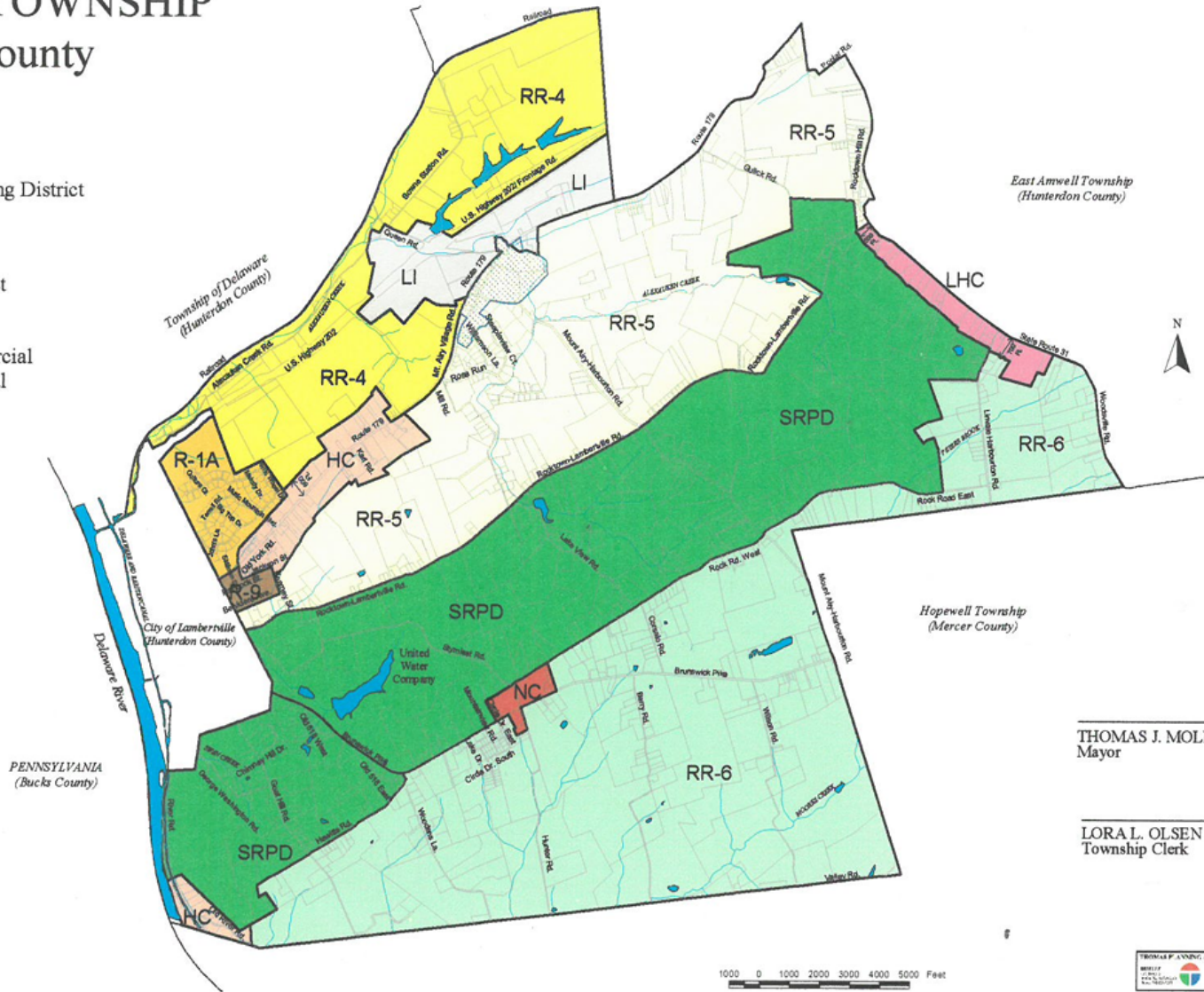
- SRPD Sourland Regional Planning District
- RR-6 Rural Residential South
- RR-5 Rural Residential Central
- RR-4 Rural Residential North
- R-1A Special Residential District
- R-9 High Density Residential
- HC Highway Commercial
- LHC Limited Highway Commercial
- NC Neighborhood Commercial
- LI Light Industrial

Historic District

Source: Hunterdon County G.I.S. mapping

"This map was developed using Hunterdon County, N.J. digital data, but this secondary product has not been verified by Hunterdon County and is not County authorized."

Prepared: June 26, 2006



# ZONING MAP

THOMAS J. MOLNAR  
Mayor

LORAL OLSEN  
Township Clerk



**The property at 1422 Route 179, Lambertville (West Amwell Township) is located in the HC – Highway Commercial Zone. The official township zoning map confirms that the Route 179 corridor where the property is located is designated HC**

## Typical Uses Permitted in the HC Zone

According to the ordinance, the Highway Commercial district is intended for uses such as:

- Office buildings
- Warehouses
- Distribution facilities
- Manufacturing (where permitted)
- Research & development
- Showrooms
- Wholesale businesses
- Retail establishments
- Contractor offices and service businesses
- Medical and professional offices
- Personal service businesses
- Restaurants (subject to ordinance)
- Hotels and lodging (where permitted)
- Mixed commercial developments
- Certain residential uses as specifically permitted by ordinance