

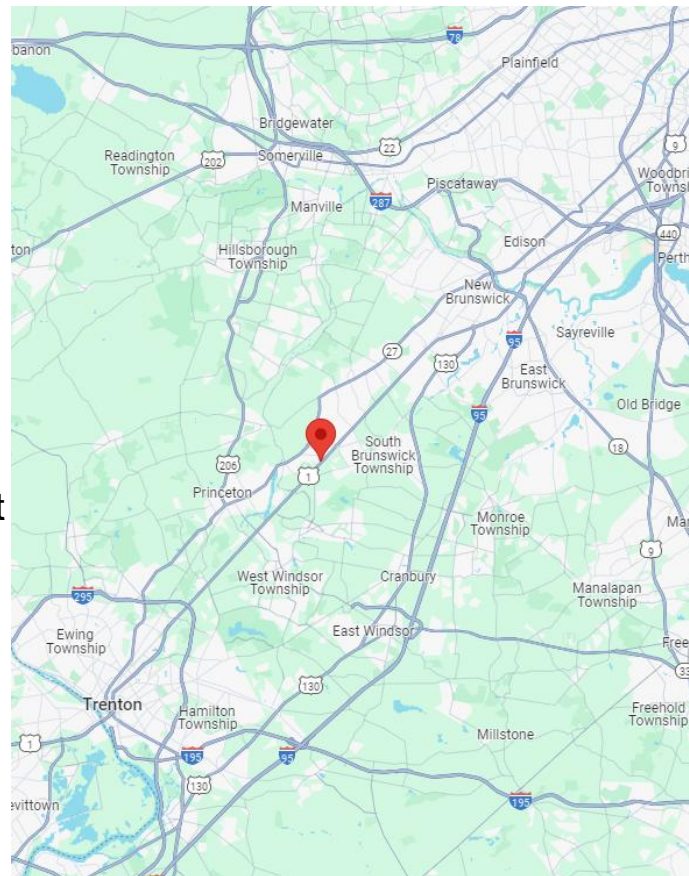


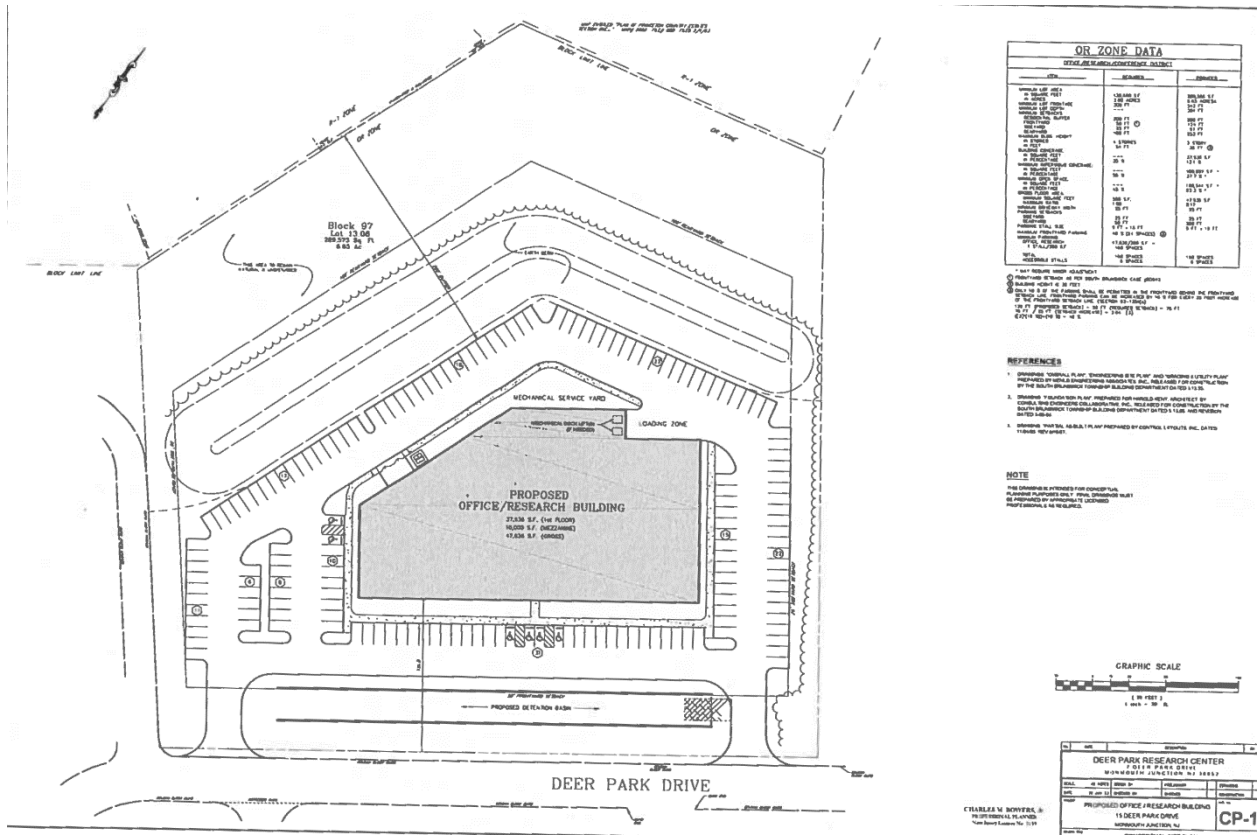
## 15 Deer Park Drive

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: \$3,400,000**





### 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](#).