

1700

LAKEWOOD ROAD, BUILDING C TOMS RIVER



For Lease

58,800 SF CLASS A INDUSTRIAL PROPERTY
NEW CONSTRUCTION DELIVERING LATE Q1 - EARLY Q2 2024
FLEXIBLE SIZE SPACES | MODERN FINISHES
HIGH VISIBILITY ROUTE 9 CORNER LOCATION

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Industrial Group

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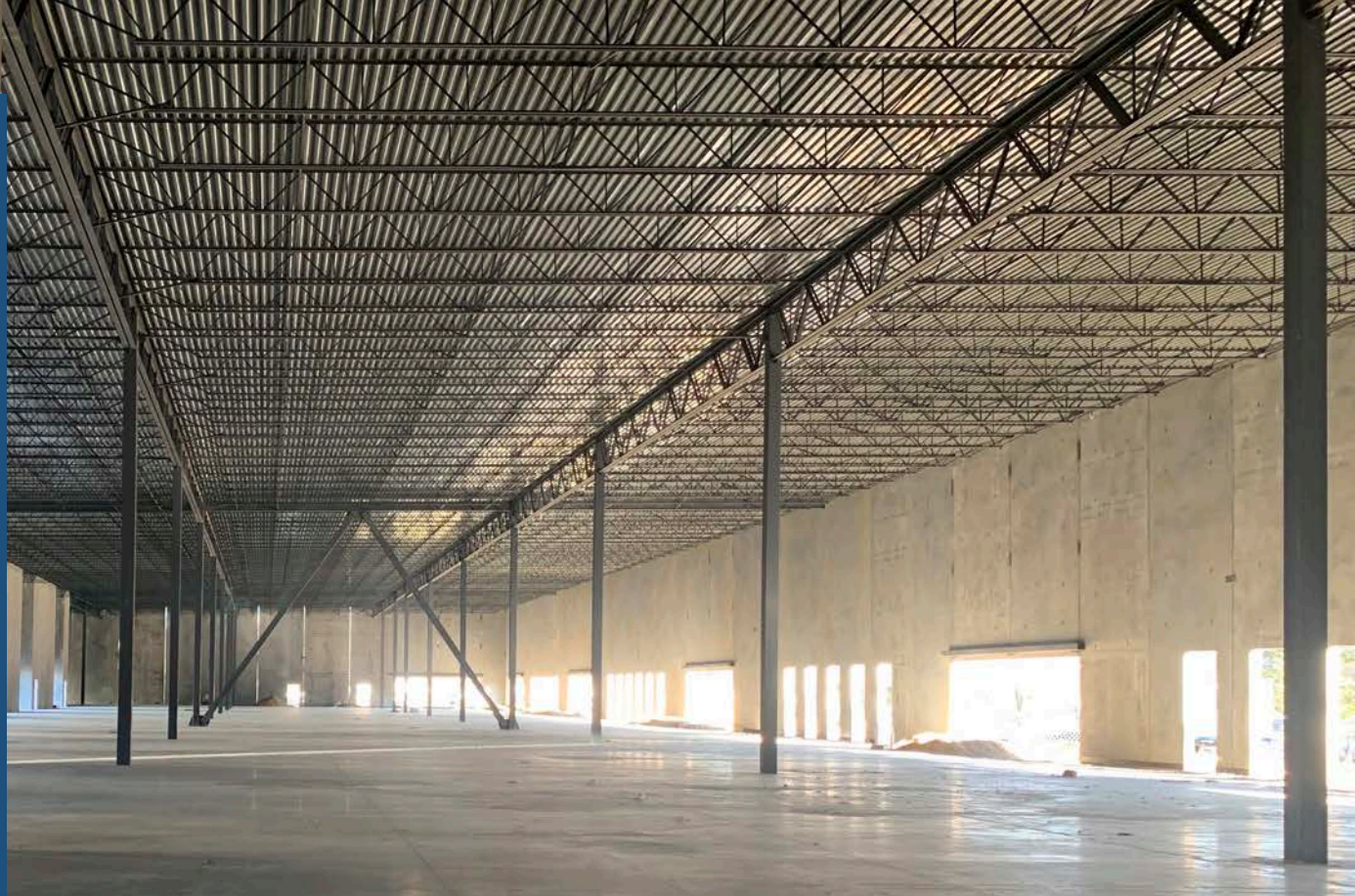
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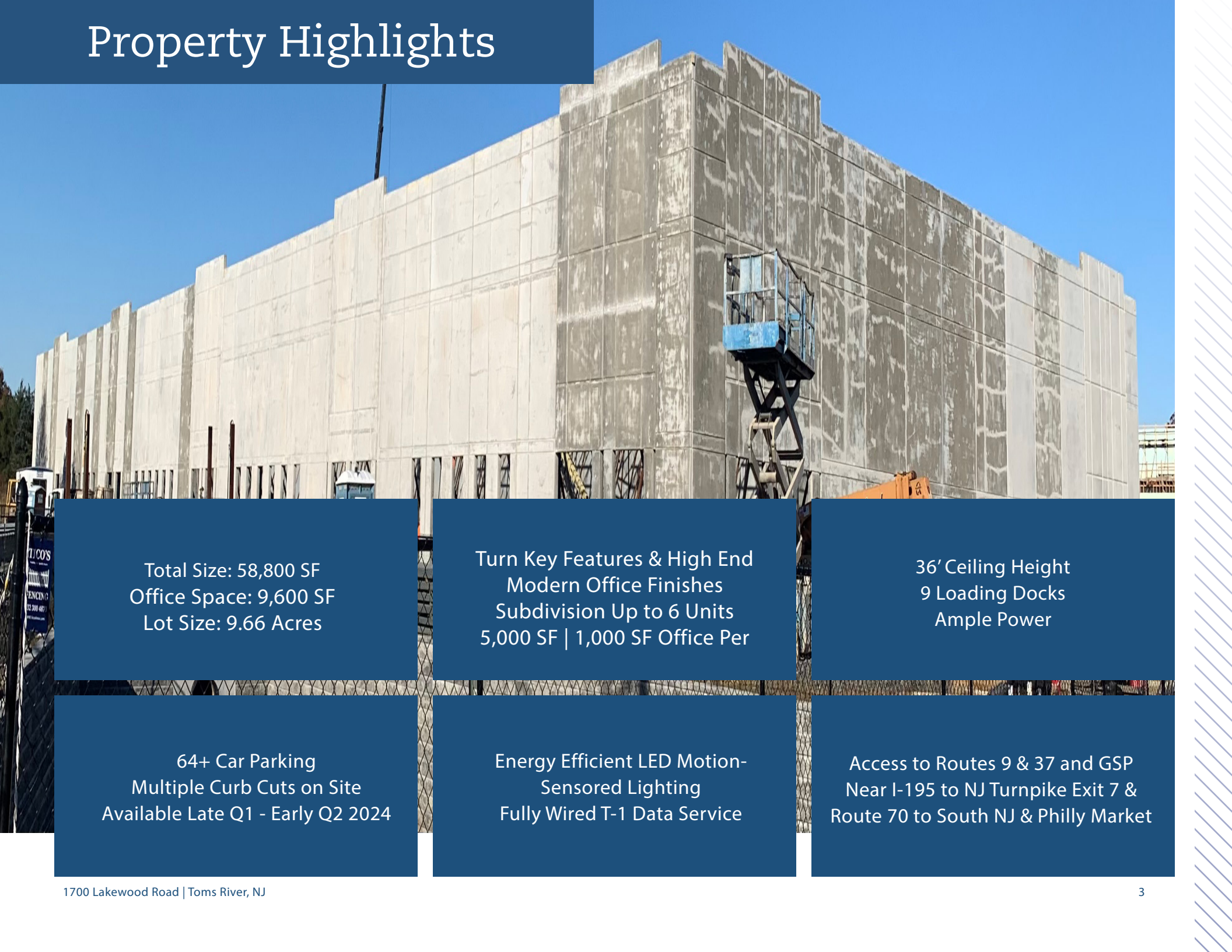
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- **58,800 SF Class A Warehouse Facility**
- **New Construction. Total Site is 9.66 Acres.**
- **Includes High Ceilings, Energy Efficient Lighting & Design.**
- **Flexible Size Options, Partial/Full Building Layout Available**

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Property Highlights



Total Size: 58,800 SF
Office Space: 9,600 SF
Lot Size: 9.66 Acres

Turn Key Features & High End
Modern Office Finishes
Subdivision Up to 6 Units
5,000 SF | 1,000 SF Office Per

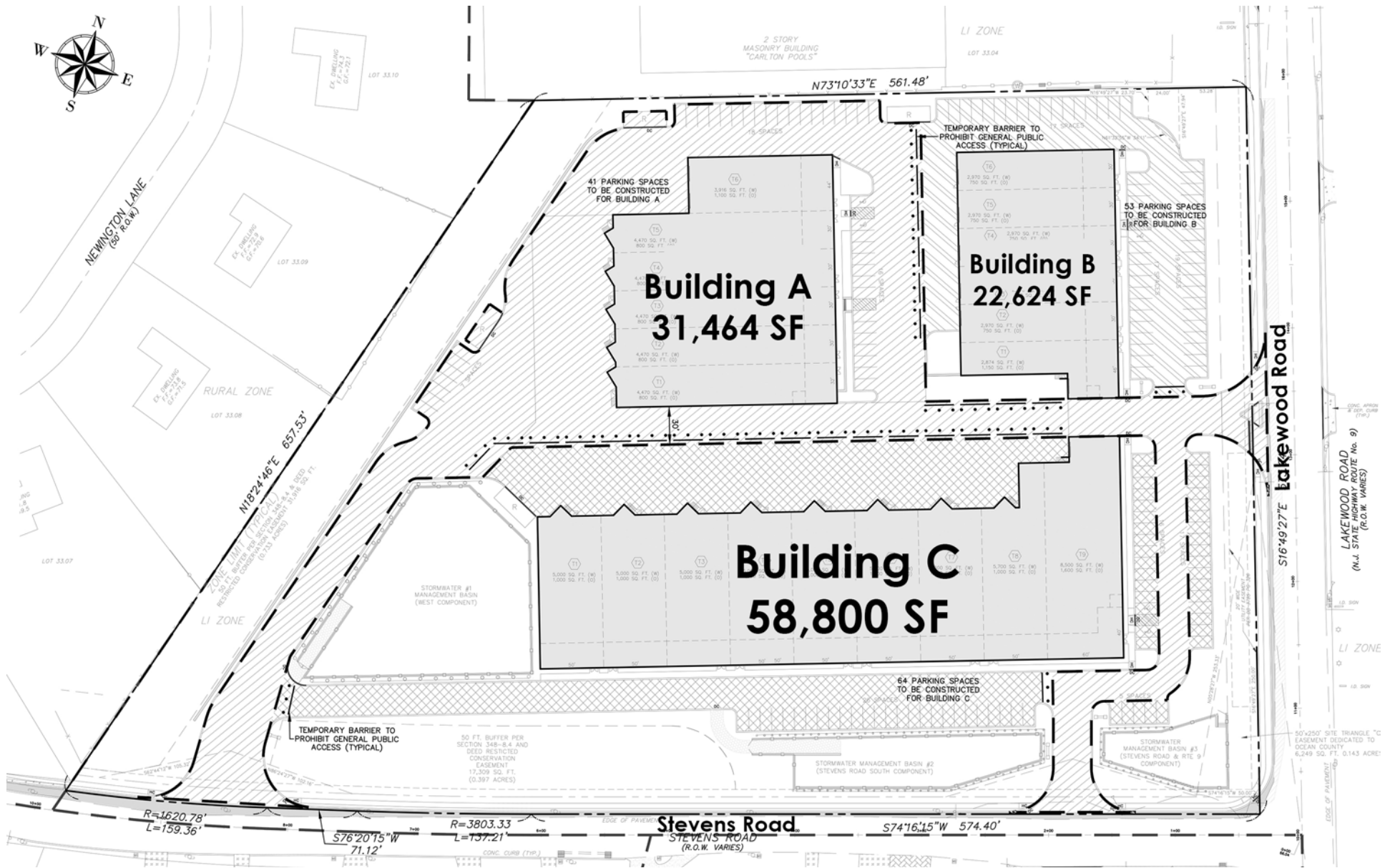
36' Ceiling Height
9 Loading Docks
Ample Power

64+ Car Parking
Multiple Curb Cuts on Site
Available Late Q1 - Early Q2 2024

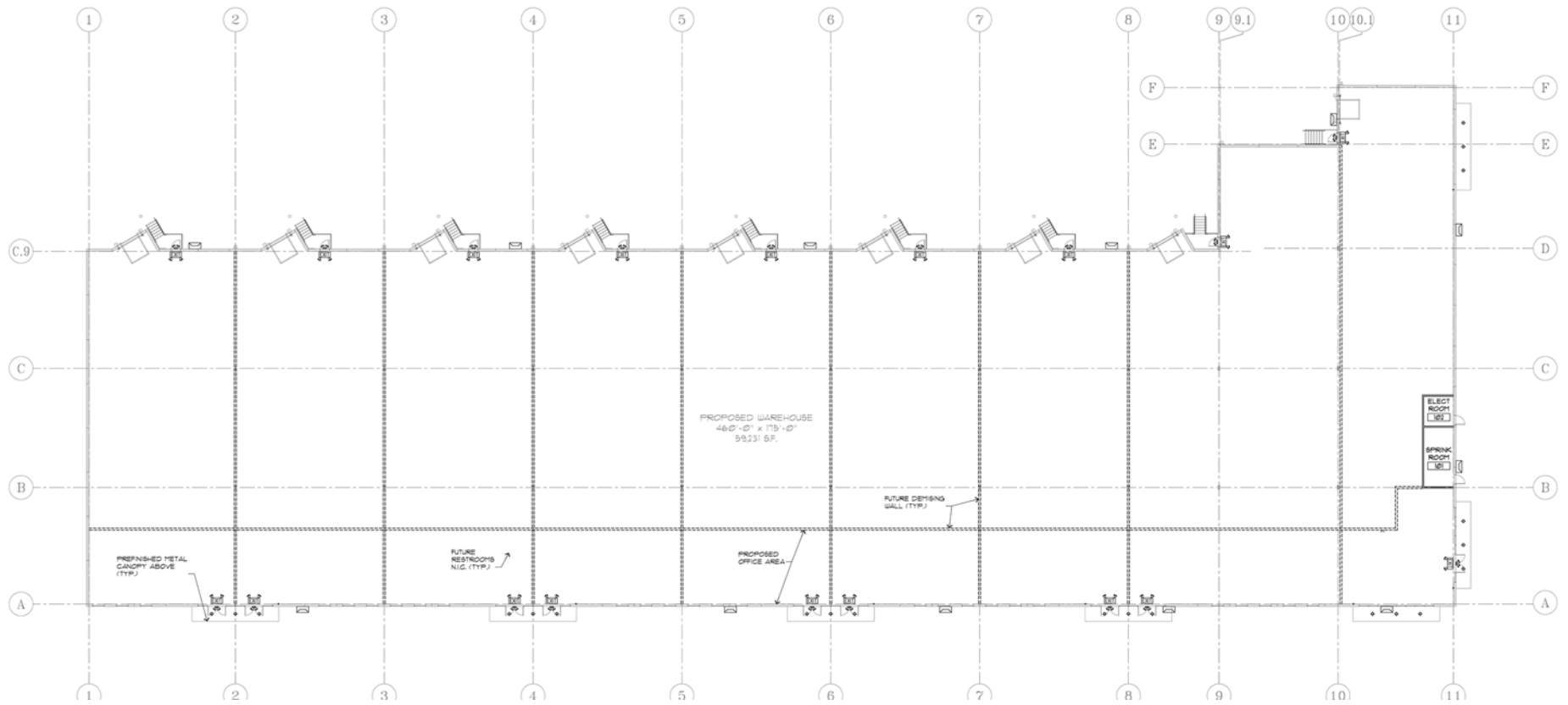
Energy Efficient LED Motion-
Sensored Lighting
Fully Wired T-1 Data Service

Access to Routes 9 & 37 and GSP
Near I-195 to NJ Turnpike Exit 7 &
Route 70 to South NJ & Philly Market

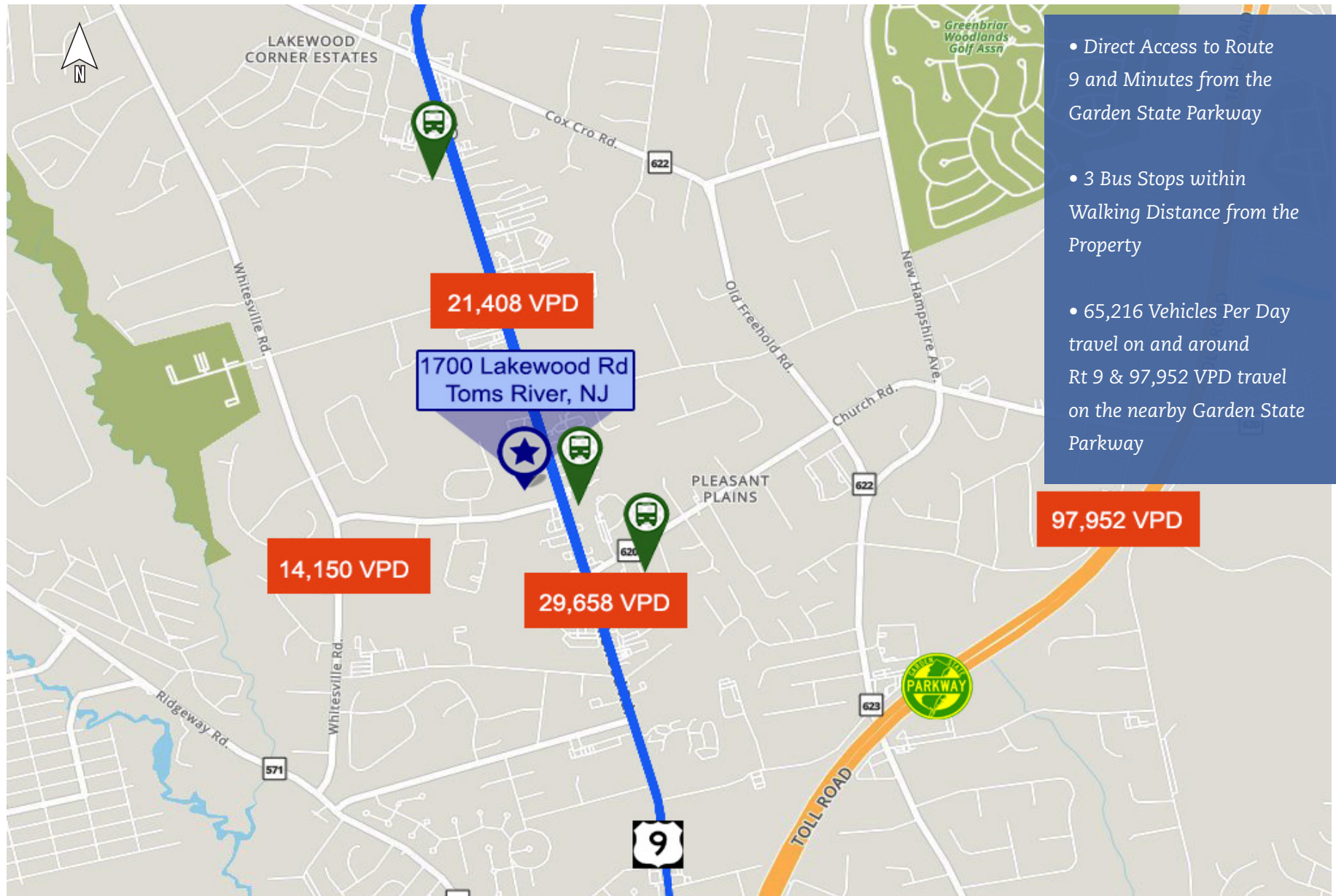
Site Plan



Floor Plan



Location Advantage Map



Zoning - Light Industrial

§ 348-10.30

§ 348-10.30

- (2) Public utilities (§ 348-9.6).
- (3) (Reserved)²
- (4) Veterinary clinics or hospitals or animal care facilities (§ 348-9.17).
- (5) Farmers' markets or auction markets (§ 348-9.20).
- (6) Retail and office uses (§ 348-9.21).
- (7) Billboards (§ 348-9.23) along the frontage of properties on U.S. Route No. 9 only.
- (8) Trailers, excluding boat and construction trailers, used for storage (but not including loading or unloading operations) or sale of goods or merchandise or in which commercial or professional services are rendered for a period not exceeding two months. No more than one extension for reasons of hardship may be granted, except that applications for 30 days or less may be made directly to the Township Committee without payment of fees and without a showing of hardship where the granting of such application would not be detrimental to interests of the public or in conflict with the Master Plan.

E. Area, yard and building requirements.

- (1) Minimum lot area: one acre.
- (2) Minimum lot width: 150 feet.
- (3) Minimum lot frontage: 150 feet.
- (4) Minimum lot depth: 200 feet.
- (5) Minimum front setback:
 - (a) Principal and accessory buildings: 100 feet.
 - (b) Parking areas and vehicular circulation aisles: 35 feet.
- (6) Minimum rear yard setback for principal and accessory buildings: 50 feet.
- (7) Minimum side yard setbacks:
 - (a) Principal buildings: 25 feet.
 - (b) Accessory buildings: 25 feet.
- (8) Maximum building height: 45 feet subject to the provisions of § 348-5.12. **[Amended 4-25-2001 by Ord. No. 3597-01; 2-26-2019 by Ord. No. 4622-19]**

1. Editor's Note: Former Subsection D(1), motor vehicle repair garages, was repealed 8-14-1991 by Ord. No. 2848-91. See now Subsection A(8).

2. Editor's Note: Former Subsection D(3), concerning hotels and motels, was repealed 8-14-1991 by Ord. No. 2848-91. See now Subsection A(10).

§ 348-10.30

§ 348-10.30

- (9) Maximum lot coverage by buildings: 25%. **[Amended 12-9-2003 by Ord. No. 3843-03]**
- (10) Minimum unoccupied open space: 20%.

F. Prohibited uses. **[Added 3-7-2023 by Ord. No. 4771-23]**

§ 348-10.30. LI Light Industrial Zone.

A. Permitted uses.

- (1) Light manufacturing as defined in this chapter.
- (2) The warehousing and storage of goods and products, excluding the warehousing or storage of hazardous chemicals. **[Amended 2-9-1982 by Ord. No. 2068]**
- (3) Wholesaling or distributing establishments, except for used automobiles.
- (4) Scientific or research laboratories.
- (5) Executive or administrative offices of an industrial or business concern which are not normally involved in conducting business with the general public.
- (6) Federal, state, county and municipal buildings and grounds.
- (7) Essential services.
- (8) Motor vehicle repair garages. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (9) Child-care centers. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (10) Hotels and motels containing 100 or more units. **[Added 8-14-1991 by Ord. No. 2848-91]**
- (11) Mini warehouse facilities, including one dwelling unit. **[Added 9-24-1996 by Ord. No. 3196-96; amended 7-8-1997 by Ord. No. 3271-97]**

B. Required accessory uses.

- (1) Off-street parking subject to the provisions of § 348-8.20.
- (2) Off-street loading subject to the provisions of § 348-8.19.

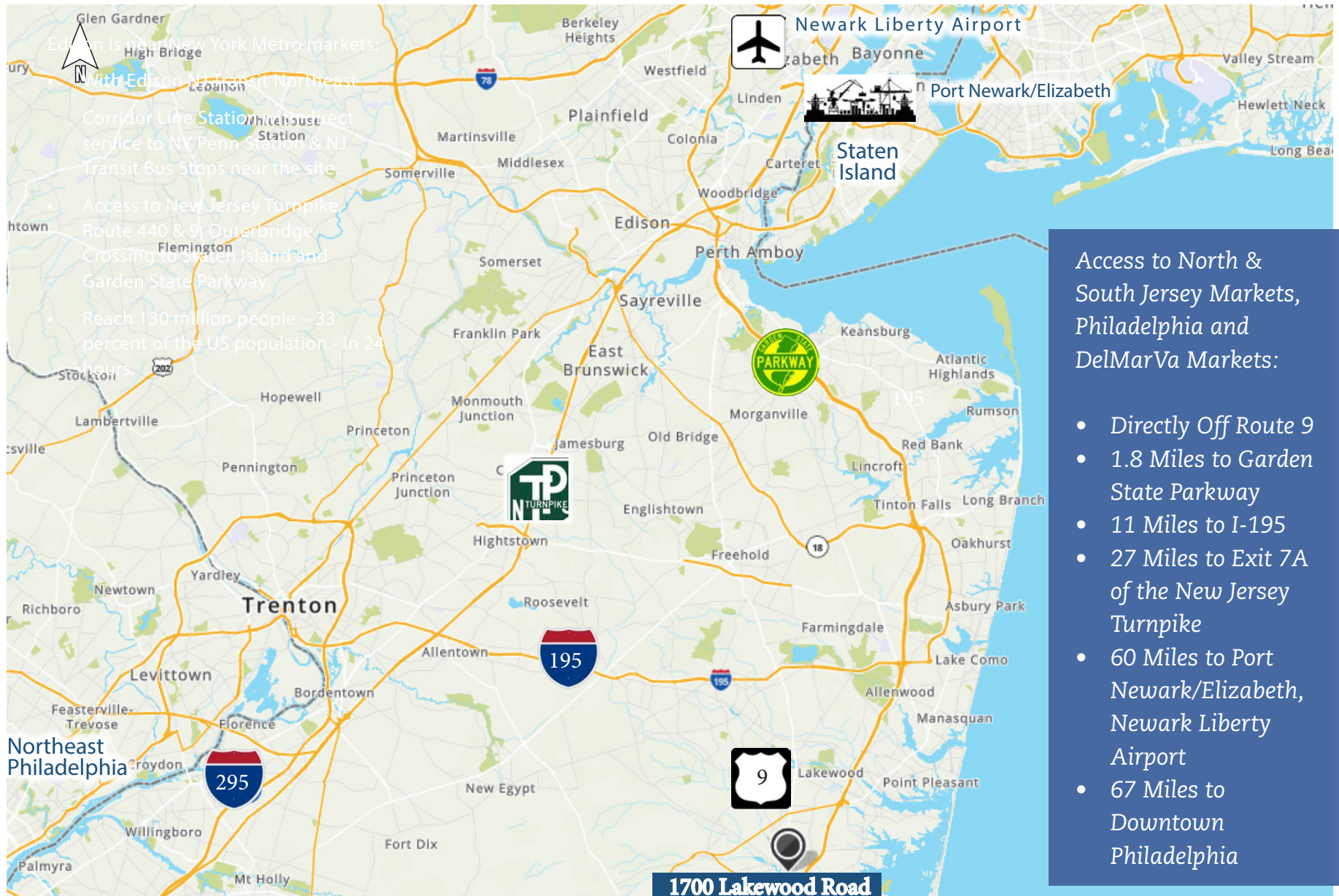
C. Permitted accessory uses.

- (1) Fences subject to the provisions of § 348-8.13.
- (2) Signs subject to the provisions of § 348-8.26.
- (3) Bulk storage subject to the provisions of § 348-8.6.
- (4) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (5) Outdoor display of goods subject to §§ 348-5.20 and 348-5.37. **[Added 8-14-1991 by Ord. No. 2848-91]**

D. Conditional uses subject to the provisions of Article IX of this chapter.

- (1) (Reserved)¹
1700 Lakewood Road | Toms River, NJ

Access to North NJ & Philly Markets



Demographic Highlights



Household Income

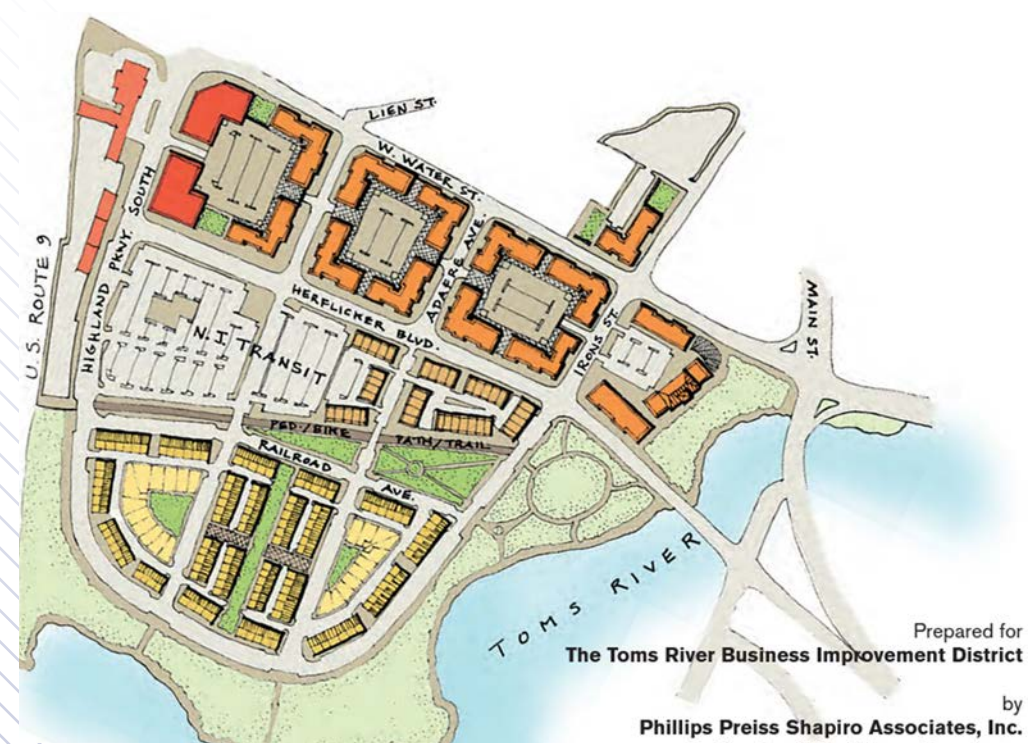
- In 2020, Toms River, NJ had a population of 90,100 people with a median age of 42.4 and a median household income of \$80,145. Between 2019 and 2020 the population of Toms River, NJ grew from 89,254 to 90,081, a 0.927% increase.
- Toms River's median household income grew from \$79,889 to \$80,145, a 0.32% increase. In 2020, the median property value in Toms River, NJ was \$292,700, and the homeownership rate was 80.3%.



Business Environment

- The economy of Toms River, NJ employs 44,300 people.
- The largest industries in Toms River, NJ are Health Care & Social Assistance (7,453 people), Retail Trade (5,585 people), and Educational Services (4,931 people).
- The highest paying industries are Public Administration (\$90,641), Information (\$71,083), and Utilities (\$68,007).





- The Linden based Capodagli Group has finalized their plans and recieved approval to construct a 6-story multi-use property in the redeveloping Downtown Toms River. The project is set to replace what was previously a water front motel with a combination of retail, living, and commercial space.
- Construction is just set to begin following the final approval from the city on October 19, 2023. The complex will include 281 total apartments, 14,731 SF of retail space, and approximately 400 total parking spaces.

- The Downtown Toms River Waterfront Redevelopment Plan envisions a mixed-use neighborhood with active retail, office uses, residential options, transit and most importantly a revived and accessible riverfront and downtown.
- The Redevelopment Plan aims to revitalize a largely underutilized area into an active downtown and mixed-use community for the Township. The Plan also hopes to increase ridership at the existing New Jersey Transit bus station and to complement and enhance the existing businesses and character of the downtown.



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