

FOR LEASE | 2-8 QUARRY LN | NORTH BRUNSWICK, NJ



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ADVANCE INDUSTRIAL GROUP AT BUSSEL REALTY CORP | EXCLUSIVE LISTING BROKERS

- ±2 AC IOS/YARD WITH OFFICE
- ±1,755 SF RENOVATED OFFICE BUILDING
- FLEXIBLE LEASE TERMS
- ±10 MIN TO ROUTE 1 | ±15 MIN TO I-95
- MATERIAL STORAGE/PARKING
- AVAILABLE IMMEDIATELY

ERIC KOONS, VICE PRESIDENT

ERIC@ADVANCEINDUSTRIAL.COM

O: 609.454.6262 | M: 908.410.7152

NON-ENDORSEMENT & DISCLAIMER NOTICE

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ALL PROPERTY TOURS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR BUSSEL REALTY CORP AGENT FOR MORE DETAILS.



SITE VIZUALIZATION



ERIC KOONS | ERIC@ADVANCEINDUSTIAL.COM | 908.410.7152

BUILDING IMAGES



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AERIAL IMAGES



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AERIAL IMAGE



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ZONING: NON RESTRICTED COMMERCIAL (C-4)

Permitted Accessory Uses.

1. **Uses and buildings customarily accessory and incidental to permitted uses.**
2. Flagpoles and clock towers.
3. Signage.
4. Solar panels and geothermal heating and cooling equipment.
5. Surface parking lots.
6. Kiosks and street vending carts.
7. **Temporary buildings or yards for construction materials or equipment, both incidental and necessary to construction in the immediate area.**
8. Temporary construction trailers.

Conditional Uses.

1. New car sales, service and showrooms.
2. New truck sales, display service and rental.



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