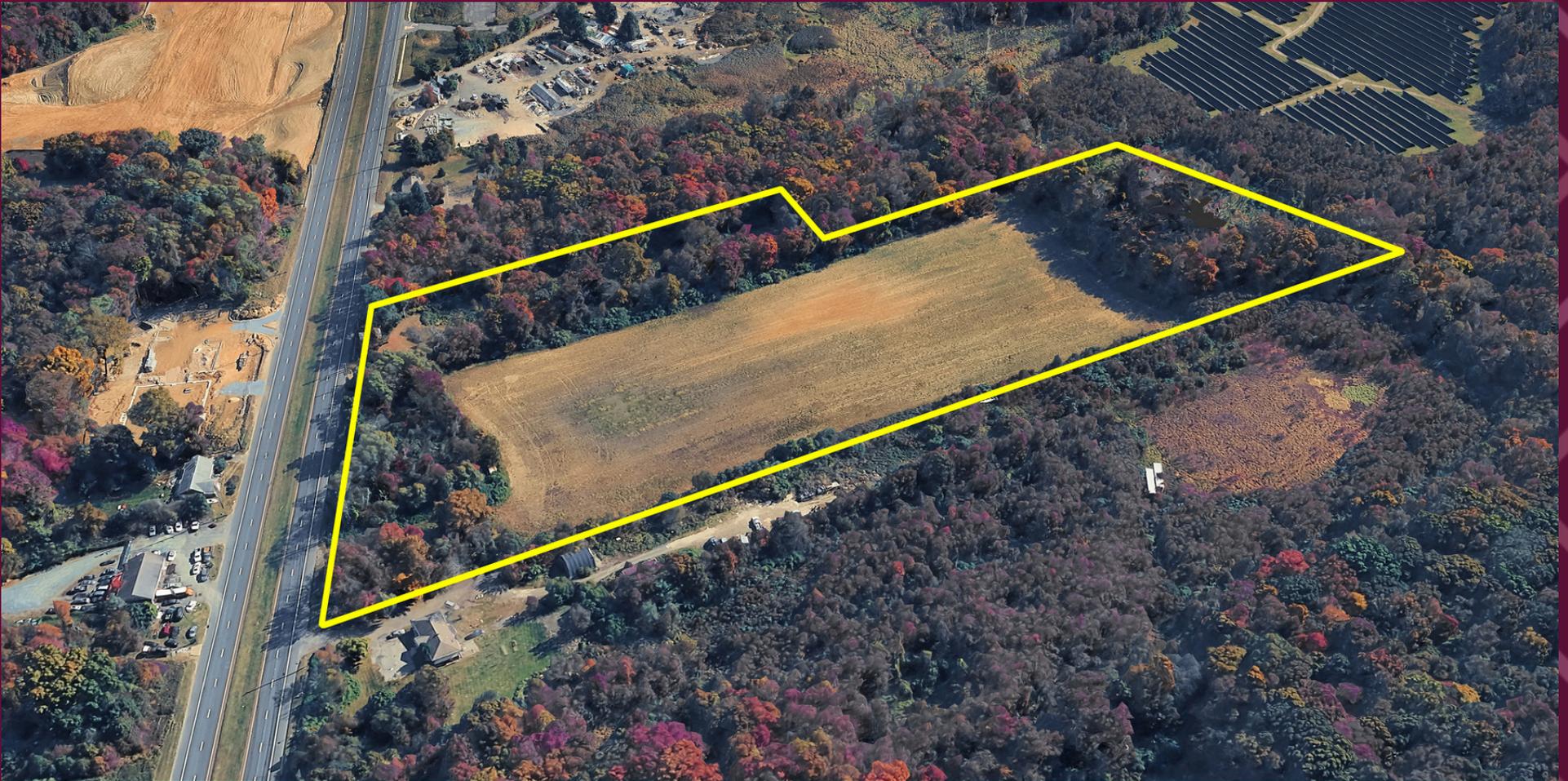


**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FOX & ROACH,  
REALTORS®

840 Route 33  
Monroe, NJ 08831

15.26 Acres For Sale



COMMERCIAL DIVISION<sup>SM</sup>

PRESENTED BY: BRIAN SMITH

## EXECUTIVE SUMMARY

A rare opportunity to acquire a 15.26-acre highway commercial parcel in one of Central New Jersey's fastest-growing corridors. Located along Route 33 in Monroe Township, this site offers exceptional visibility, strong traffic exposure, and convenient access to major regional roadways.

Surrounded by expanding residential communities and sustained population growth, the property is ideally positioned to meet increasing demand for self-storage warehouse or other owner-occupied commercial uses.

With key due diligence completed—including previous NJ DEP approvals, surveys, and wetlands delineation available—this offering presents a streamlined path to development and a compelling opportunity for investors seeking both immediate and long-term upside.

## INVESTMENT HIGHLIGHTS

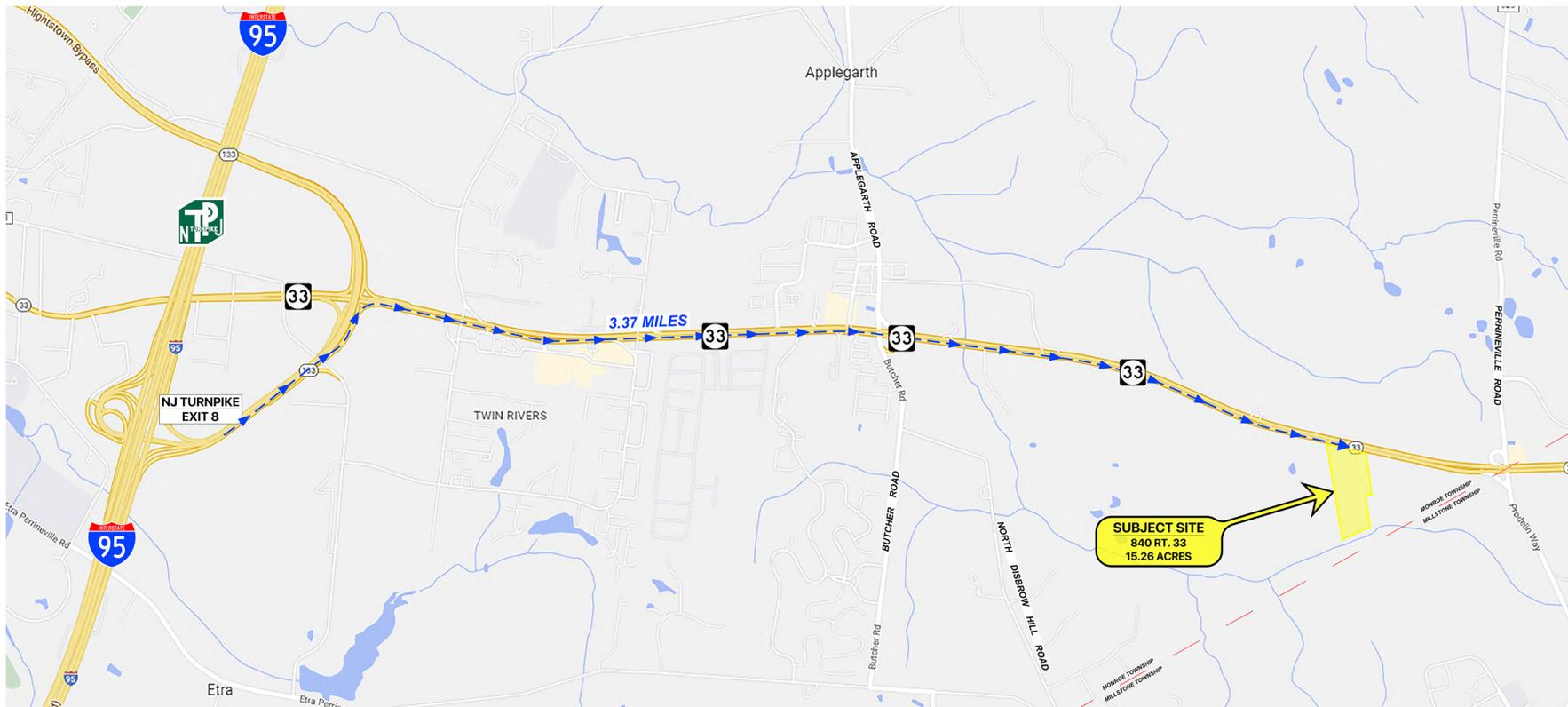
- **15.26 Acres of Highway Commercial Land**  
Scalable site suitable for a variety of commercial uses
- **Prime Route 33 Exposure**  
Strong visibility and consistent traffic flow
- **Ideal for Owner-Occupied Business**  
Perfect for those seeking a highly visible, accessible location
- **Due Diligence Completed**  
Previous NJ DEP approvals, surveys, and wetlands delineation available
- **Surrounded by Residential Growth**  
Expanding population driving sustained demand
- **Strategic Central NJ Location**  
Easy access to major roadways and regional hubs
- **Flexible Investment Strategy**  
Suitable for immediate development or land banking

## PROPERTY OVERVIEW

- **Address:** 840 Route 33, Monroe Township, NJ
- **Lot Size:** 15.26 Acres
- **Zoning:** Highway Commercial
- **Topography:** Generally developable (subject to existing delineations and approvals)
- **Access:** Direct frontage along Route 33

This expansive parcel offers the scale and flexibility rarely found in today's market, allowing developers to execute a thoughtfully designed commercial project in a high-visibility location.

## LOCATION



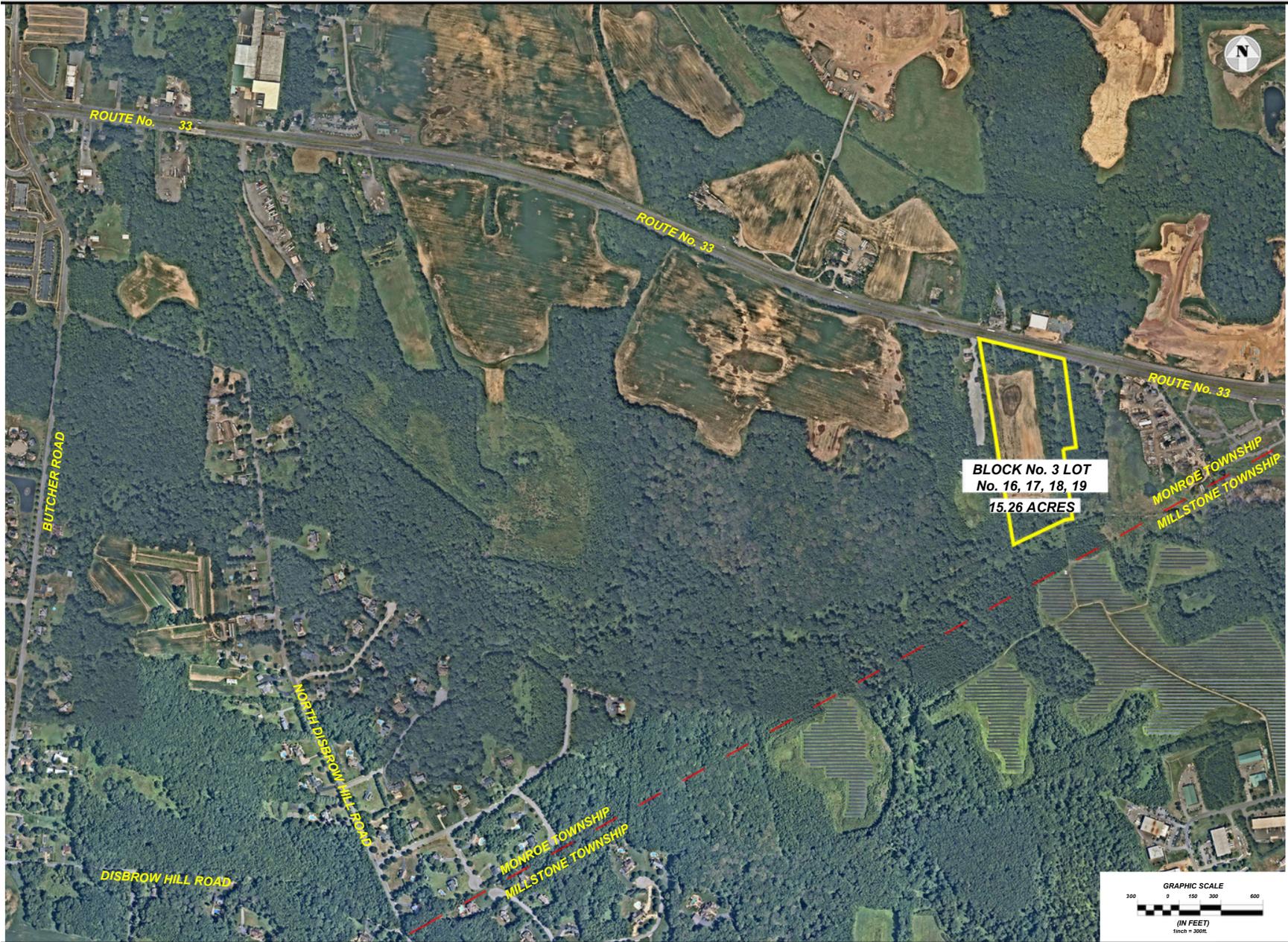
### LOCATION OVERVIEW

Positioned in the heart of Monroe Township, this site benefits from both regional connectivity and local demand drivers.

- Convenient access to Route 33, NJ Turnpike, and Route 130
- Proximity to growing residential communities and active adult developments
- Strong commuter traffic and year-round population base
- Central location between Princeton, Freehold, and the Jersey Shore

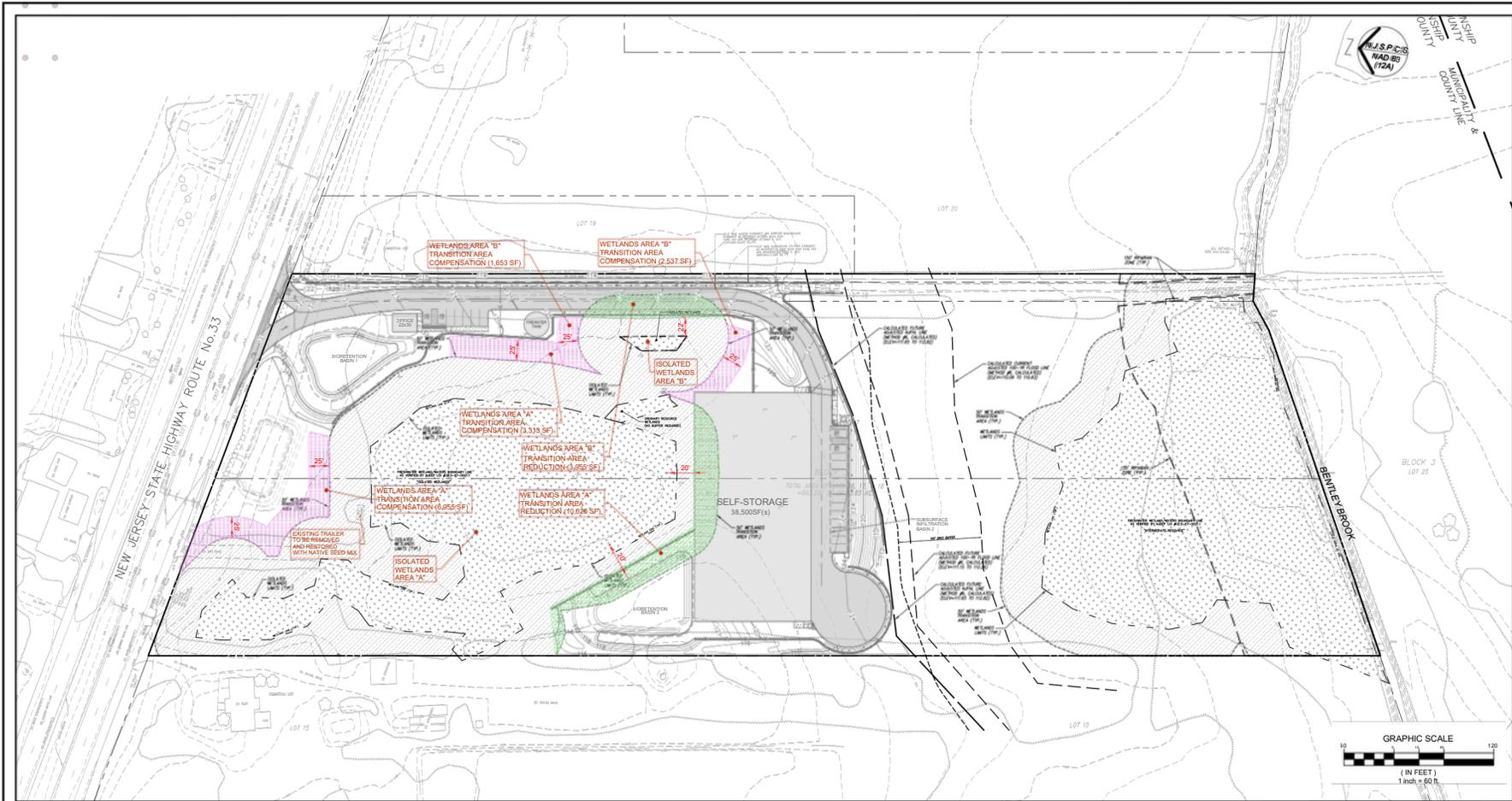
Monroe Township continues to experience sustained growth, with new housing developments fueling demand for storage, retail, and service-based businesses.

# LOCATION



# COMMERCIAL CAPABILITIES

## NJDEP Approved Plan for Self-Storage of 36,500 SF



REGULATED AREAS	SQUARE FEET	ACRES
TOTAL WETLANDS AREA	187,873	4.313
TOTAL WETLANDS TRANSITION AREA (TA)	143,430	3.293
WETLANDS TA REDUCTION AREA	13,981	0.321
WETLANDS TA COMPENSATION AREA	14,458	0.332

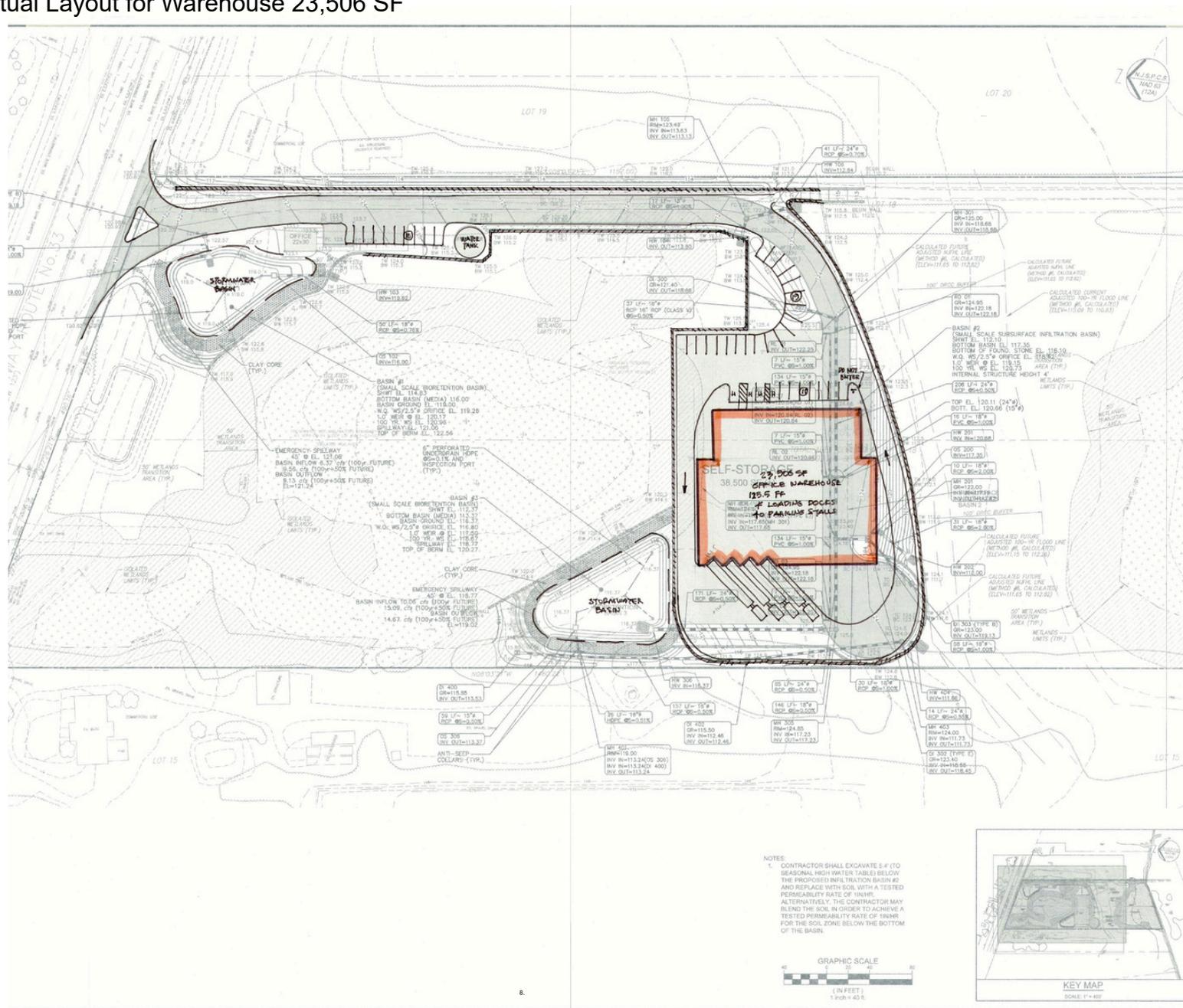
### GENERAL NOTES:

- BOUNDARY AND TOPOGRAPHIC INFORMATION HEREON HAS BEEN TAKEN FROM PLAN ENTITLED "840 ROUTE 33 BOUNDARY AND TOPOGRAPHIC SURVEY TAX MAP LOTS 16, 17 & 18 BLOCK 3, MONROE TOWNSHIP, MIDDLESEX COUNTY, NEW JERSEY TAX MAP SHEET NO. 4", DATED OCTOBER 1, 2022 AND PREPARED BY JUAN J. RODRIGUEZ LIC. NO. SB4320 OF AMERTECH ENGINEERING, INC.
- TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY MD-ATLANTIC PHOTOGRAMMETRIC SERVICES, INC. BASED ON A COMBINATION OF STOCK PHOTOGRAPHY DATED FEBRUARY 27, 1998 ALONG WITH NEW PHOTOGRAPHY FLOWN ON JULY 11, 2022 AND THE TOPOGRAPHY MEETS ASPRS INTERIM STANDARDS FOR A CLASS 2 MAP, COMPLETED UNDER M. A. P. S. PROJECT NO. 22-1902. HORIZONTAL POSITIONS ARE BASED ON THE NEW JERSEY STATE PLANE COORDINATE SYSTEM (NAD 83).

- SURVEY VERTICAL DATUM IS NAVD 88. TO CONVERT TO NGVD 29 ADD 1.07 FOOT.  
NGVD = NAVD + 1.07 FT.
- FRESHWATER WETLANDS EXIST ON THE SITE VERIFIED BY NJDEP PER FILE # 1213-07-0021.1, ACTIVITY NUMBER FW190001.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD ZONE AS SHOWN ON THE FEMA F.I.R.M. MAP # 3422C0284F, EFFECTIVE DATE JULY 6, 2010.
- NEW JERSEY FLOOD HAZARD AREA (NJFHA) AND FLOODWAY LIMITS WERE ESTABLISHED USING METHOD 6 (CALCULATION METHOD) BASED ON THE FUTURE (YEAR 2100) PRECIPITATION, NJFHA FLOODWAY LIMITS AND RIPARIAN ZONE AREA WERE VERIFIED AND APPROVED BY NJDEP ON 01/31/2024 (NJDEP FHA VERIFICATION & RIPARIAN VERIFICATION FILE NO. 1213-03-0027 6 LUP230001).
- RIPARIAN ZONE EXTENDS 150 FEET FROM THE TOP OF BANK ALONG

- BOTH SIDES OF BENTLEY BROOK (THE REGULATED WATER) ON THIS SITE.
- DELAWARE AND RARITAN CANAL COMMISSION (D.R.C.) STREAM CORRIDOR BUFFER LIMITS ARE BASED ON 100 FOOT ADJACENT TO THE 100-YEAR (CURRENT ADJUSTED) FLOODPLAIN LIMITS.
- FOR ONSITE GEOTECHNICAL INFORMATION REFER TO THE REPORT "HYDROLOGIC SOIL GROUP AND INFILTRATION LETTER, PROPOSED WAREHOUSE DEVELOPMENT, 840 ROUTE 33, MONROE TOWNSHIP, NEW JERSEY", PREPARED BY SESI CONSULTING ENGINEERS, DATED MAY 23, 2024.

Conceptual Layout for Warehouse 23,506 SF

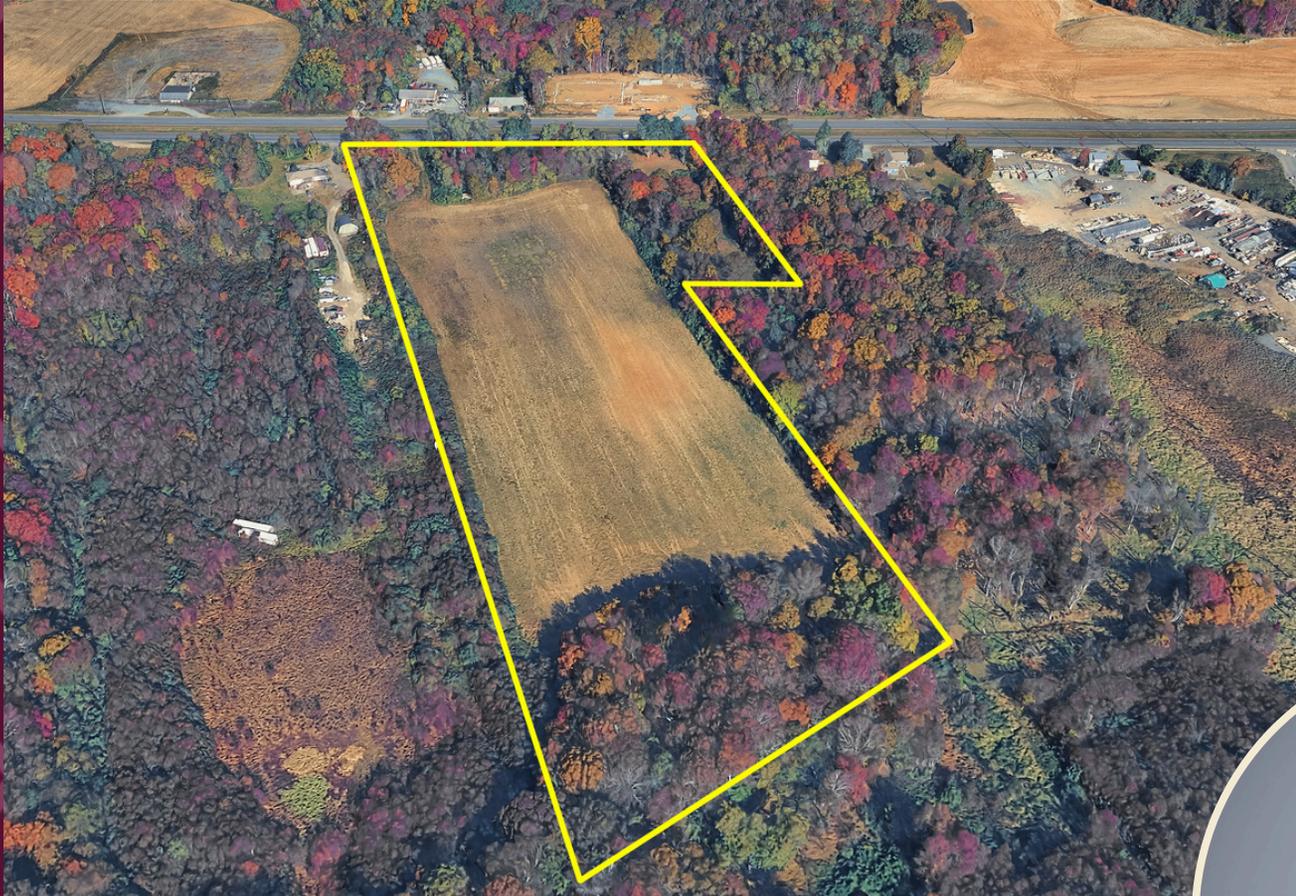




## CONFIDENTIALITY & DISCLAIMERS

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The information contained in this brochure, although reliable, is not guaranteed and should be independently verified. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The total perceived or real value of this transaction should be evaluated by your tax, financial, environmental, and legal advisors and based upon a careful, independent investigation of the property to determine its suitability for your needs.



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