

**10,000 SF – 40,000 SF WAREHOUSE
RENTALS AVAILABLE FOR TWO YEARS**
54 Highway 12, Flemington Borough, New Jersey

**Prime 10,000 to 40,000
Square Feet of Warehouse Space
Available In the heart of the
Borough of Flemington**

- Tailboard;
- Drive-Through
- Limited On-Site Parking
- Secured Area
- Shopping, Restaurants, Hotels and Modern Conveniences All Nearby
- Short Term Leases for up to 2 Years
- Convenient to Routes 287, 12, 22, 202 and 31
- Bargain Rate: Offered at \$10 Per Square Foot plus \$4 psf CAM

FOR DETAILED INFORMATION, CONTACT:

Ken Worden, Broker Sales Associate

Barbara VanLiew, Sales Associate

Ken (908-431-6136); Barbara (908 904-6800)

Ken.Worden@CBMoves.com

Barbara.VanLiew@CBMoves.com

All information deemed reliable but not guaranteed

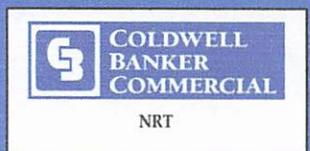


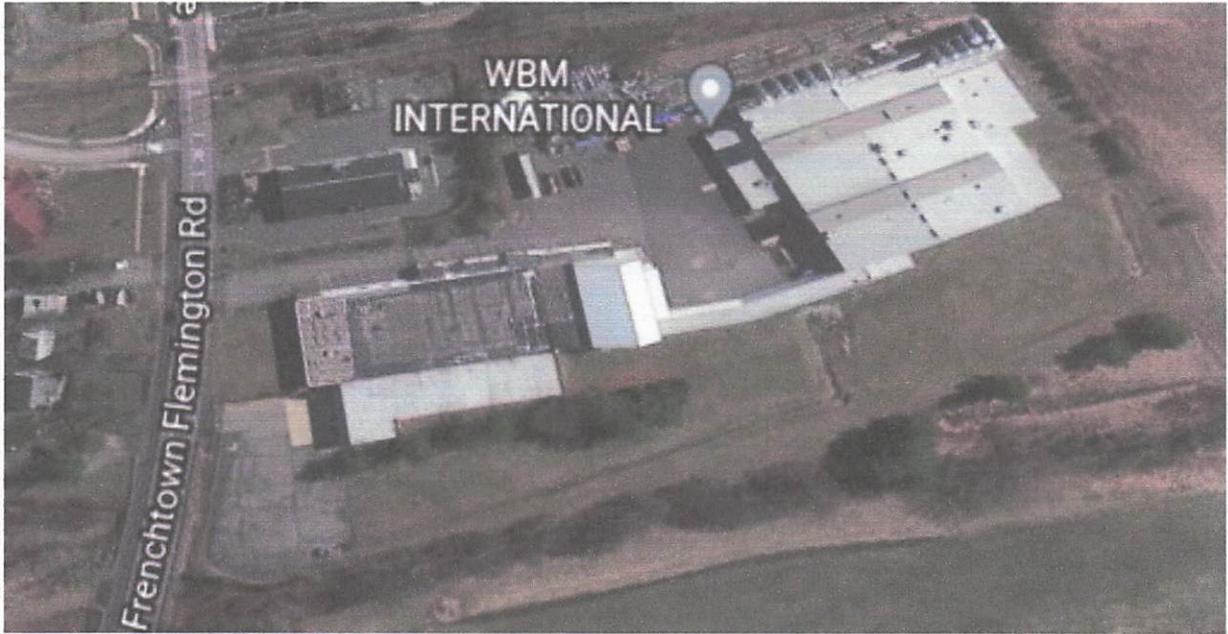
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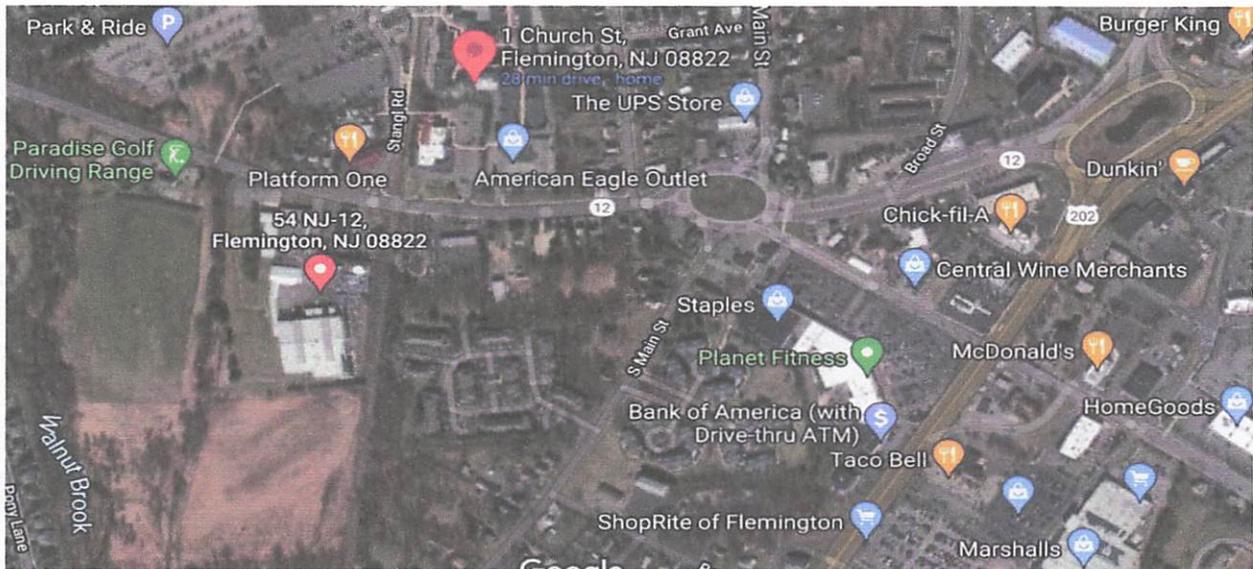
EXECUTIVE SUMMARY

- Warehouse, Wholesale Distribution
- Owner will subdivide various areas in Building to accommodate your needs
- Tailboard and Drive-In Doors Available
- Some Limited Outside Storage for Trailers for Larger Space Users
- Located on Route 12 with Convenient Access to major highways such as 12, 202, 206, 31, 78 and 287
- Easy Access to Route 78 and Pennsylvania
- Some Office Space Available
- Zoned TC – Transition Commercial District
- Current Owner is On Site.
- Close to Good Shopping and Restaurants

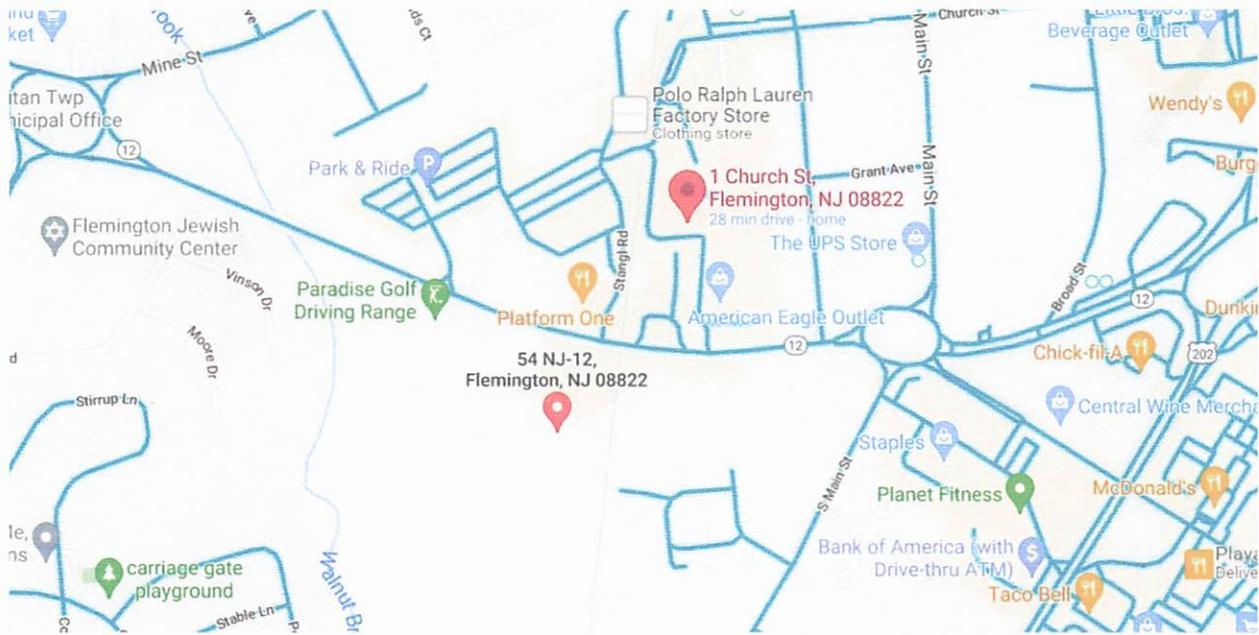
SITE MAP



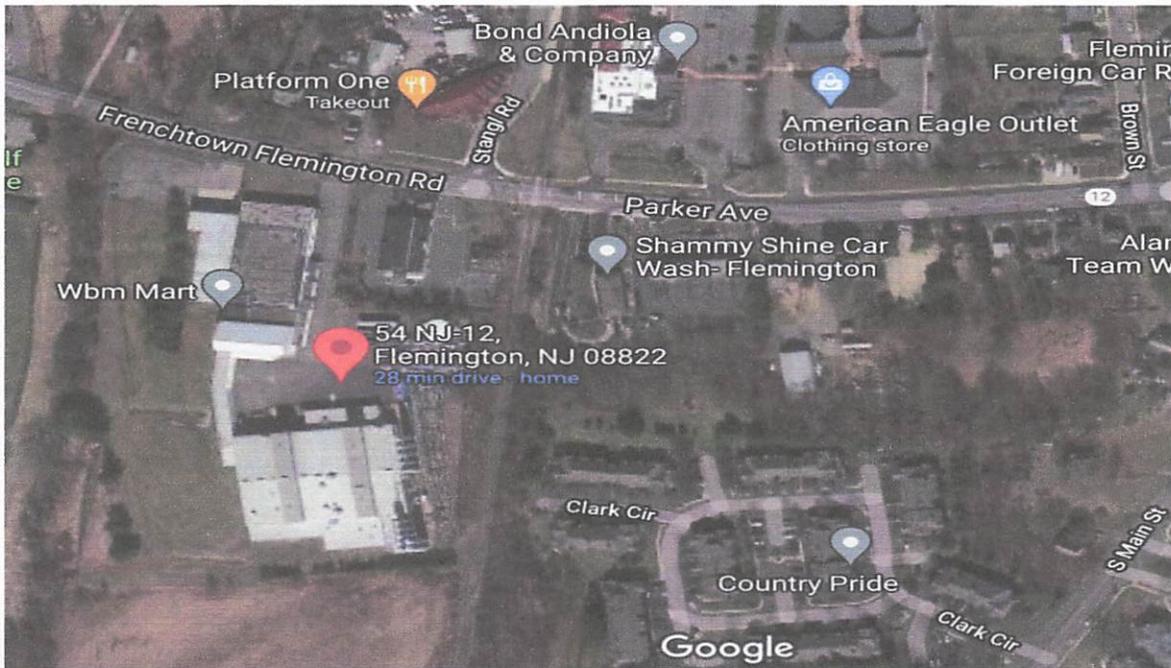
AREA MAP



STREET MAP



AERIAL MAP



§ 2618. TRANSITION COMMERCIAL (TC) DISTRICT. [Ord. No. 2012-01 ; Ord. No. 2012-10 ; Ord. No. 2014-6 ; amended 2-26-2018 by Ord. No. 2018-1 ; 5-26-2020 by Ord. No. 2020-7 ; 7-12-2021 by Ord. No. 2021-14 ; 4-11-2022 by Ord. No. 2022-3 ; 3-13-2023 by Ord. No. 2023-04 ; 9-11-2023 by Ord. No. 2023-23]

- A. Purpose. The purpose of the Transition Commercial (TC) District is to provide areas for more intensive commercial uses which are not appropriate for, or which require larger lots than is typical for, the Borough's downtown commercial and mixed use districts. The Borough encourages lot consolidation in order to better host the more intense uses permitted in the District. Retail sales and service uses are desirable on larger tracts of land that offer different opportunities and character than that of the downtown, as well as to further incentivize lot consolidation.
- B. Permitted principal uses. In the Transition Commercial Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except as herein described. The following establishments or uses shall be permitted:
1. Offices.
 2. Medical office.
 3. Childcare.
 4. Indoor and outdoor recreation.
 5. Theaters.
 6. Higher education and training.
 7. Community buildings.
 8. Club facilities.
 9. Animal hospital.
 10. Funeral homes.
 11. Research facilities.
 12. Health and fitness facilities.
 13. Residential uses existing as of the date of adoption of this ordinance which may be expanded or enlarged without the need for a use variance. Any such expansion/enlargement should, however, be compliant with any applicable bulk or other requirements.
 14. Any combination of one or more permitted, conditional, or accessory uses.
- C. Accessory uses permitted. Any of the following uses may be permitted when used in conjunction with a permitted principal use:
1. Any use which is customary and incidental to the principal use.

2. Off-street parking.
 3. Fences and walls.
 4. Signs, § 2631.
 5. Storage and maintenance buildings.
 6. Solar facilities.
 7. Community gardening.
- D. Conditional uses permitted. The following uses may be permitted when authorized as a conditional use by the Planning Board.
1. Structured parking meeting the following criteria:
 - a. Along a public street frontage, the first floor of the parking structure shall be occupied by a permitted use or use otherwise approved by the Planning Board, except that an access driveway with a maximum width of 40 feet shall be permitted along the public street frontage.
 - b. Where the structured parking does not have frontage along a public street, the parking shall be screened by structural elements that are compatible with the materials and design of the building facades.
 2. Cannabis Retailer, Medical Cannabis Dispensary or Alternative Treatment Center meeting the following criteria:
 - a. No certificate of occupancy or other business license for a Cannabis Retailer to operate within the Borough shall be granted or renewed without such evidence as may be required by the Borough Clerk's office to determine that the operator maintains all valid State of New Jersey licenses and approvals, and that all such licenses and/or approvals remain in good standing.
 - b. Cannabis Retailers shall comply with the Recreational Cannabis Act and all regulations promulgated by the New Jersey Cannabis Regulatory Commission. Medical Dispensaries and Alternative Treatment Centers shall comply with CUMA and all regulations promulgated by the New Jersey Cannabis Regulatory Commission.
 - c. Only one Cannabis Retailer shall be permitted to locate within the Transition Commercial District. However, in no event shall more than two Cannabis Retailers be permitted to locate within the Borough. This limitation is inclusive of Medical Cannabis Dispensary or Alternative Treatment Centers.
 - d. Site Plan Approval and Conditional Use Approval by the Planning Board shall be required, with notice of any public hearing provided in accordance with N.J.S.A. 40:55D-12.
 - e. Maximum permitted hours of operation shall be between 9:00 a.m. and 9:00 p.m.

- f. Use or consumption of marijuana or cannabis in any manner shall not be permitted within the Cannabis Retailer's facility, whether in the building or on its grounds or parking lots. Cannabis Consumption Areas are not permitted.
 - g. Drive thru facilities are not permitted.
 - h. Primary access shall be from a State or County roadway.
3. Retail sales and services meeting the following criteria:
- a. Minimum lot size: one acre.
 - b. Minimum lot width: 200 feet.
4. Multifamily residential development meeting the following criteria:
- a. Shall contain frontage on State Highway Route 12 or South Main Street.
 - b. Minimum lot size: one acre.
 - c. Minimum lot width: 200 feet.
 - d. The development shall be mixed-use, containing residential and non-residential uses.
 - e. First floor residential floor area shall not occupy the portion of any building that has frontage along a public street, with the exception of a building entrance. First floor residential uses may be located at the rear of a building, provided first floor nonresidential uses in the building are located along the public street.
 - f. Residential units that do not face a public street may be located on the first floor.
 - g. Residential use floor area limitations:
 - (1) Residential uses which are accessory to a principal non-residential use include onsite housing units reserved for people employed by or students of the principal non-residential use, and shall not be for general rental purposes. Units shall not be rented to households that are not employed by or students of the non-residential use.
 - (2) The maximum percent of total building area that may be residential uses where said residential uses are accessory to the non-residential use: 30%.
 - (3) The maximum percent of total building area that may be residential uses where said residential uses are not accessory to the non-residential use: 20%.
 - (4) The floor area calculation herein shall include principal and accessory uses.
 - (5) Structured parking shall be exempt from the herein floor area calculations.
 - h. Affordable housing is required is follows:
 - (1) For residential uses not accessory to the non-residential use, the affordable

housing set-aside shall be not less than 20%. Affordable housing units shall be developed in compliance with the Borough's affordable housing ordinance and the Uniform Housing Affordability Control Rules (N.J.A.C 5:80-21).

(2) For residential uses accessory to a principal non-residential use, an affordable housing set-aside is not required.

5. Contractor use.

- a. The hours of operation and all site deliveries shall be between 7:00 a.m. and 9:00 p.m.
- b. Outdoor storage of materials and equipment shall be prohibited.
- c. All activities, with the exception of employee and visitor parking, shall be within an enclosed building.

6. Light industrial.

- a. The hours of operation and all site deliveries shall be between 7:00 a.m. and 9:00 p.m.
- b. Outdoor storage of materials shall be prohibited.
- c. All activities, with the exception of employee and visitor parking, shall be within an enclosed building.

7. Repair facilities.

- a. The hours of operation and all site deliveries shall be between 7:00 a.m. and 9:00 p.m.
- b. Outdoor storage of materials shall be prohibited.
- c. All activities, with the exception of employee and visitor parking, shall be within an enclosed building.

E. Area, yard, height and building coverage. Except as otherwise modified, the following bulk standards shall apply to all TC Districts:

Principal Use and Accessory Buildings	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Impervious Surface Ratio	Floor Area Ratio
Properties less than 1 acre in size: Principal Uses Accessory building (2)	20,000 square feet	100'	175'	25' NP	15' (1) 15'	50' 30'	35' 2.5 stories 18'	0.70 Inclusive	0.25
Properties 1 acre in size or greater: Principal Uses Accessory building (2)	43,560 square feet	200'	175'	25' NP	15'(1) 15'	50' 30'	45' 3 stories	0.70 Inclusive	0.50

NP = Not Permitted.

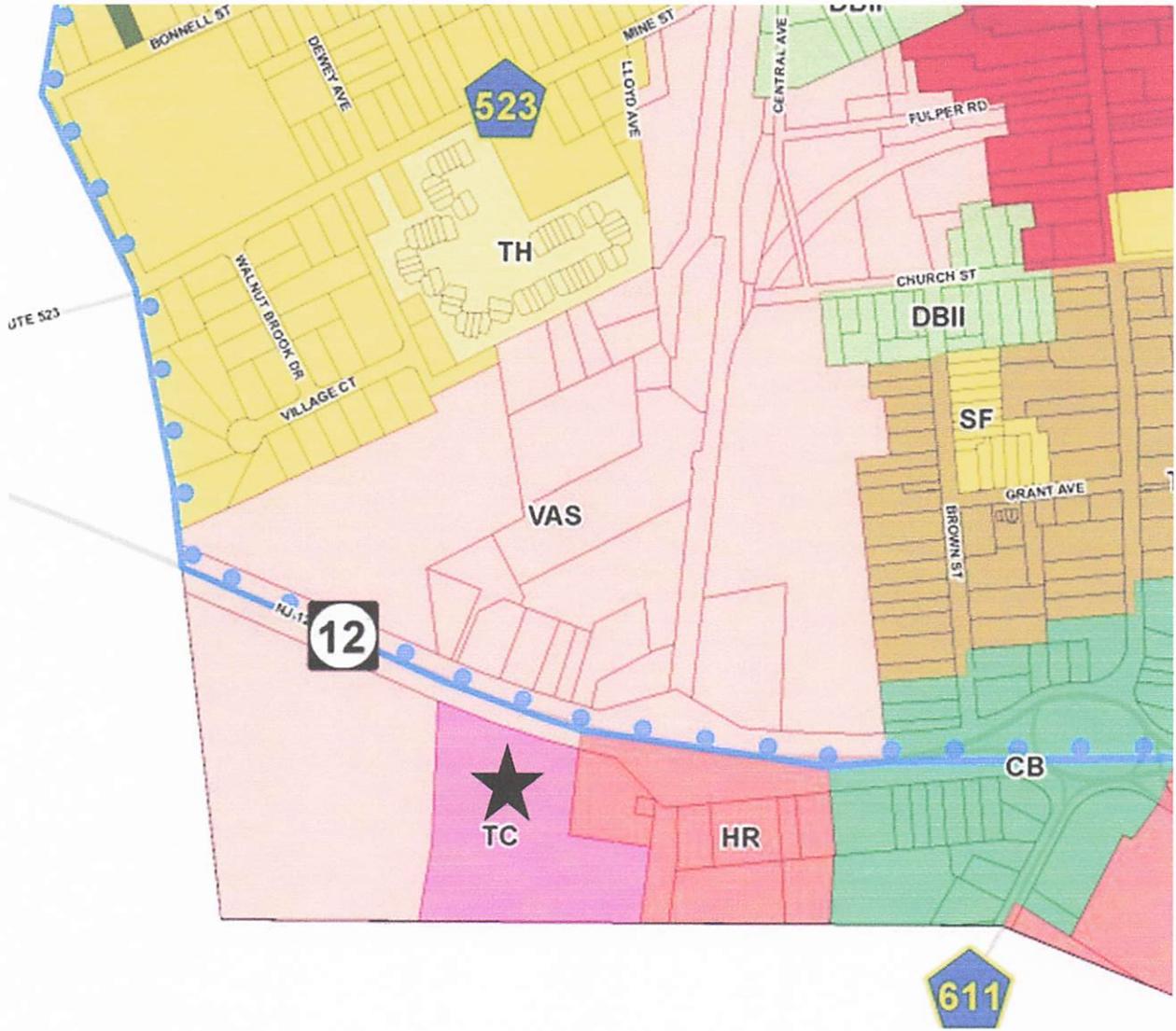
(1) - Minimum side yard shall increase to 35 feet where adjacent to a residential use.

(2) - Properties must also meet standards for particular accessory buildings, structures and uses, including but not limited to solar facilities, in Chapter 26.

F. Additional regulations.

1. Outdoor storage of materials shall be prohibited.
2. All equipment and materials stored on the site shall be placed within an enclosed building.
3. Surface parking shall not be located less than 25 feet from a public road or less than 15 feet from a residentially zoned lot.

ZONING MAP



Property Detail Report

For property located at

54 Highway 12, Flemington, NJ 08822

APN: 09-00045-0000-00002-0000

Generation date: 01/20/2025

Owner(s) Information

Owners(s) name Jaja Global C/o Td Bank Loan Serv
Mailing Address 6000 Atrium, Nj5-002-135
City, State Zip Laurel, NJ 08054

Owner For 10 years
Absentee Yes
Corporate Owned No

Location Information

County	Hunterdon	Lot Acres	5.94	Class 4 Code	951
Municipality	Flemington Borough	Lot Sq Ft	258,746.4	Building Class	10
Block / Lot / Qual	45 / 2 / —	Land Use	Industrial	Building Desc	1S-F
Additional Lots	—	Land Desc	5.94 AC.	Building Sq.Ft.	42100
Census Code	340190114003023	Zoning	TC	Year Constructed	0

Tax Information

Assessed Year	2024	Land Value	\$670,000	Tax Exemption	—
Tax Year	2024	Improved Value	\$480,000	Deductions (Amount)	0
Calculated Tax	\$33,994.00	Total Assessed Value	\$1,150,000	Tax Rate (2024)	2.816
Special Tax Codes	S02			Tax Ratio (2024)	99.92

Last Market Sale

Sale / Rec Date	12/18/2014 - 12/18/2014	Buyer Name	Jaja Global C/o Td Bank Loan Serv	Seller Name	
Sale Price	\$2,100,000	Buyer Street		Seller Street	
Price / Sq.Ft.	\$49.88	Buyer City, State		Seller City, State	
Book / Page	02345 / 00537				
Assessor Code					

FEMA Flood

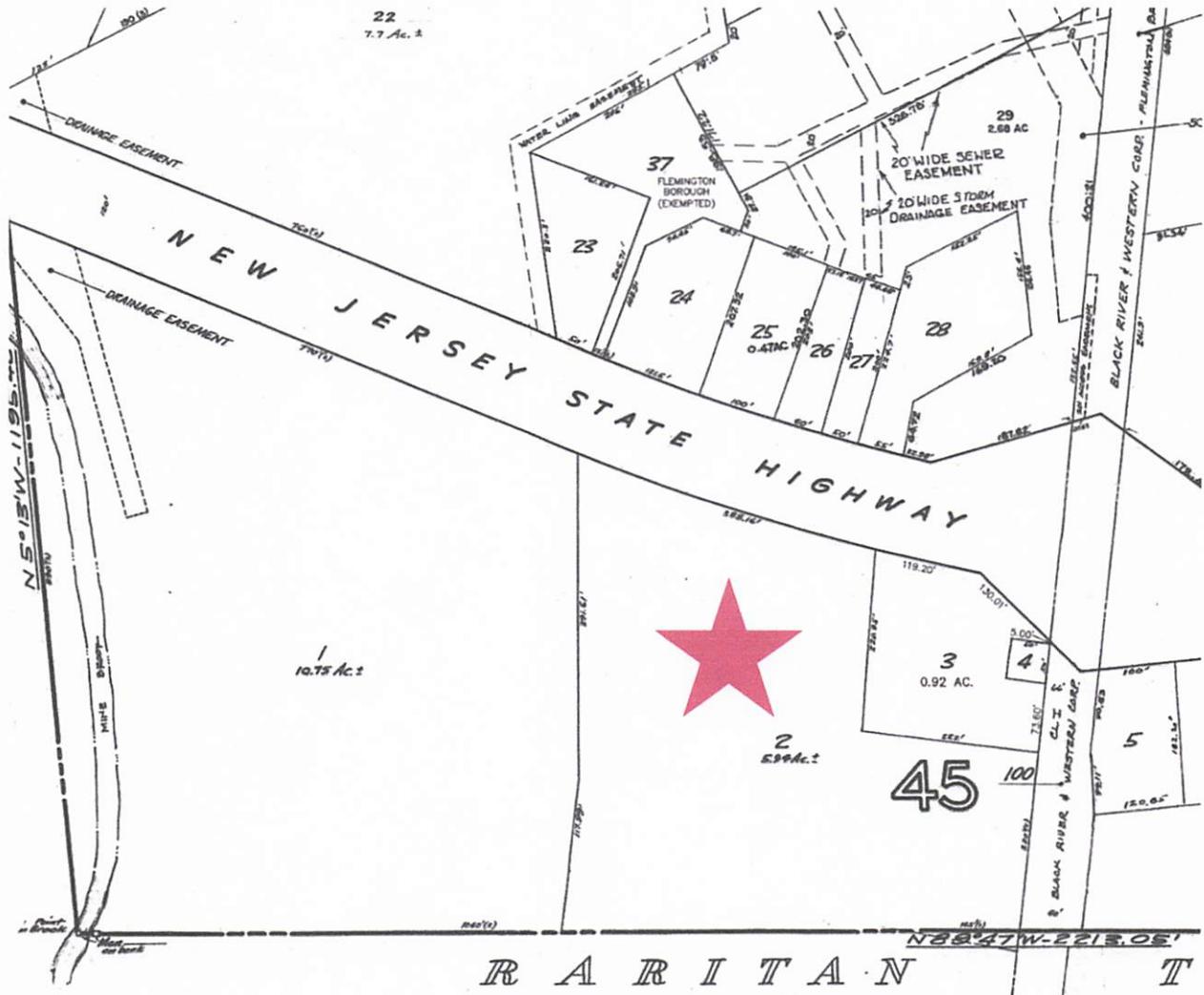
Flood Zone	Flood Risk	Panel #	Effective Date	Parcel Coverage	SFHA
X	AREA OF MINIMAL FLOOD HAZARD	—	—	3.61 (64.44%)	No
AE	FLOODWAY	—	—	1.02 (18.27%)	Yes
AE	—	—	—	0.7 (12.44%)	Yes

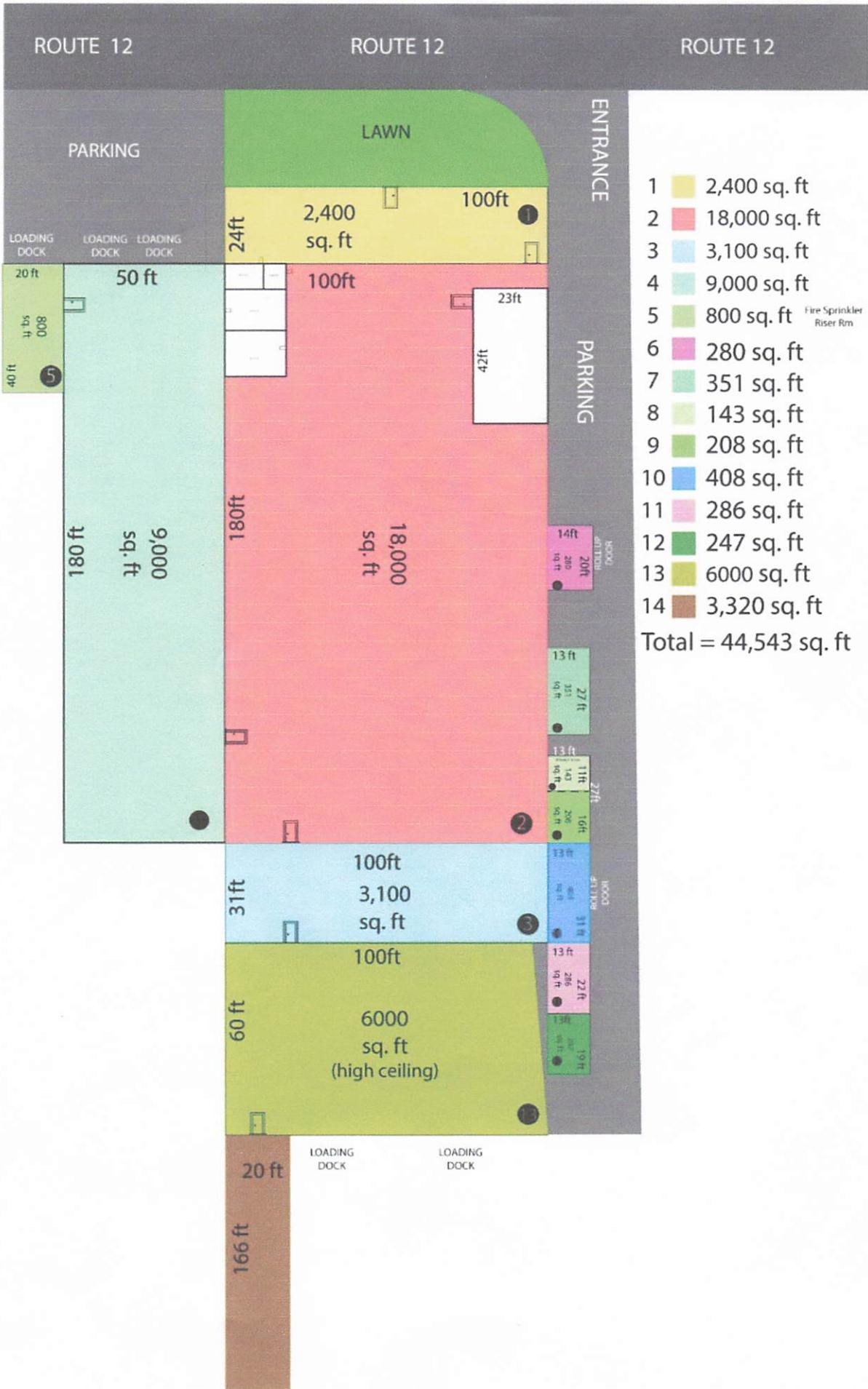


Disclaimer: The property information displayed here is obtained from various public records. AI Real Estate, LLC makes no guarantees on the validity of the data presented. Although deemed reliable, information may not be accurate. Information should be independently confirmed and you use the information displayed here at your own risk.

TAX MAP

54 Highway 12, Flemington







54 State Route 12, Flemington, NJ 08822

Off Market

• Sold Date: 12/26/2014
• Public Record

Closed Price
\$2,100,000

Closed Date: 12/26/2014

Property Facts

	Public Facts	Listing Facts
Property Type	Industrial	-
Property Subtype	Industrial (General)	-
Number of Units	1	-
Number of Stories	1	-
Lot Size	4.3 acres	-
Lot Dimensions	4.30 AC	-
Year Built	1965	-
Garage (spaces)	0	-
Construction	Other	-
Exterior Walls	Stucco	-

Extended Property Facts

Exterior Details

Lot Size - Square Feet	187,308 sq ft
Lot Size - Acres	4.30 acres

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.





Public Facts

Owner Information

Owner Name (Public)	JAJA GLOBAL LLC
Time Owned	11
Mailing Address	54 State Route 12 Flemington NJ 08822-1540

Legal Description

Parcel Number	21 00053-0000-00022
County	Hunterdon County
Zoning	I-2
City/Municipality/Township	RARITAN TWP
Census Tract	340190114.003023
Carrier Route	C006
Abbreviated Description	LOT:22 BLK:53 DIST:21 CITY/MUNI/TWP:RARITAN TWP MAP REF:TAX MAP 11
FIPS Parcel Number	3401921 00053-0000-00022
Building Name	BAJWA INTL LLC
Building sqft Estimate	7,515
General Use	Industrial-General
Property Use	Multi-Tenant Industrial
Overall Use	INDUSTRIAL
Is Multi Parcel	Y
Current Use	Industrial (General)

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$604,300	\$477,900	\$1,082,200	—
2023	\$604,300	\$477,900	\$1,082,200	\$29,479
2022	\$604,300	\$477,900	\$1,082,200	\$28,732
2021	\$604,300	\$477,900	\$1,082,200	\$28,386
2020	\$604,300	\$477,900	\$1,082,200	\$27,823
2019	\$604,300	\$477,900	\$1,082,200	\$27,261
2018	\$604,300	\$477,900	\$1,082,200	\$26,925
2017	\$604,300	\$477,900	\$1,082,200	\$26,514
2016	\$604,300	\$477,900	\$1,082,200	\$26,038
2015	\$604,300	\$477,900	\$1,082,200	\$25,378
2014	\$2,027,500	\$645,000	\$2,672,500	\$61,842
2013	\$2,027,500	\$645,000	\$2,672,500	\$61,761
2012	\$2,027,500	\$645,000	\$2,672,500	\$61,120
2011	\$2,027,500	\$645,000	\$2,672,500	—
2010	—	—	—	\$60,505





Deed Records

Recording Date	12/26/2014
Document Type	Deed
Sales Price	\$2,100,000
Sales Price Code	Full amount stated on Document.
Buyer Name	JAJA GLOBAL LLC
Buyer ID	Company or Corporation
Seller Name	BEMIS CO INC, BEMIS BRO BAG CO
Seller ID	Company or Corporation
Document #	20141226000243050
Total Transfer Tax	\$22,885
Book #	2345
Page #	0537
Contract Date	12/18/2014

Mortgage Records

Recording Date	11/13/2024
Borrower Name	JAJA GLOBAL LLC
Lender Name	UNITY BANK
Lender Type	Bank
Loan Amount	\$2,300,000
Document Number	20241113000411270
Loan Type	Commercial
Contract Date	11/8/2024

Financial Details

Adjusted Prop. Value	\$1,082,200
Est. Prop Change Current Owner	12%
No. of Refis or Equity Loans	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS
MTG Risk Score	138
New Applicant Underwriting Score	203
Property Use Reliability Score	138
Property Use Risk Score	C
Financial Risk Score	138
Local Area Credit Risk Score	A
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK





Maps



Legend: Subject Property



Legend: Subject Property

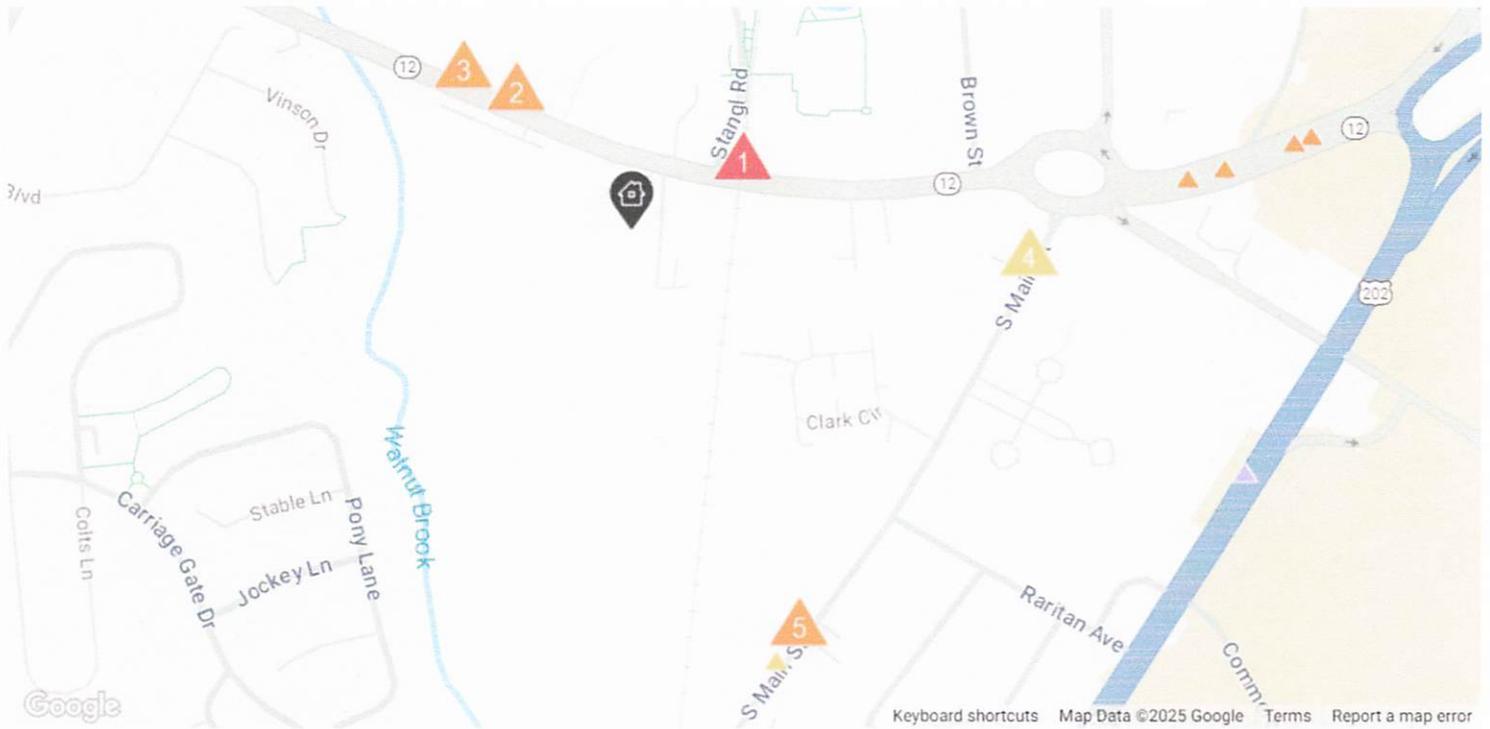


Legend: Subject Property





Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1

16,004

2024 Est. daily traffic counts

Street: **Parker Ave**
 Cross: **Liberty Village**
 Cross Dir: E
 Dist: –

Historical counts

Year	Count	Type
2004	▲ 16,215	AADT
2003	▲ 16,134	AADT
1997	▲ 17,000	AADT

2

11,610

2024 Est. daily traffic counts

Street: **Frenchtown - Flemington Road**
 Cross: **Shields Rd**
 Cross Dir: SE
 Dist: –

Historical counts

Year	Count	Type
2022	▲ 11,216	AADT
2013	▲ 13,308	AWDT

3

12,497

2024 Est. daily traffic counts

Street: **Frenchtown - Flemington Road**
 Cross: **Stangl Rd**
 Cross Dir: E
 Dist: –

Historical counts

Year	Count	Type
2020	▲ 11,216	AADT
2017	▲ 14,637	AADT

4

5,867

2024 Est. daily traffic counts

Street: **South Main Street**
 Cross: **Reaville Ave**
 Cross Dir: NE
 Dist: –

Historical counts

Year	Count	Type
2017	▲ 5,939	AADT

5

6,106

2024 Est. daily traffic counts

Street: **South Main Street**
 Cross: **Spring Garden Rd**
 Cross Dir: SW
 Dist: –

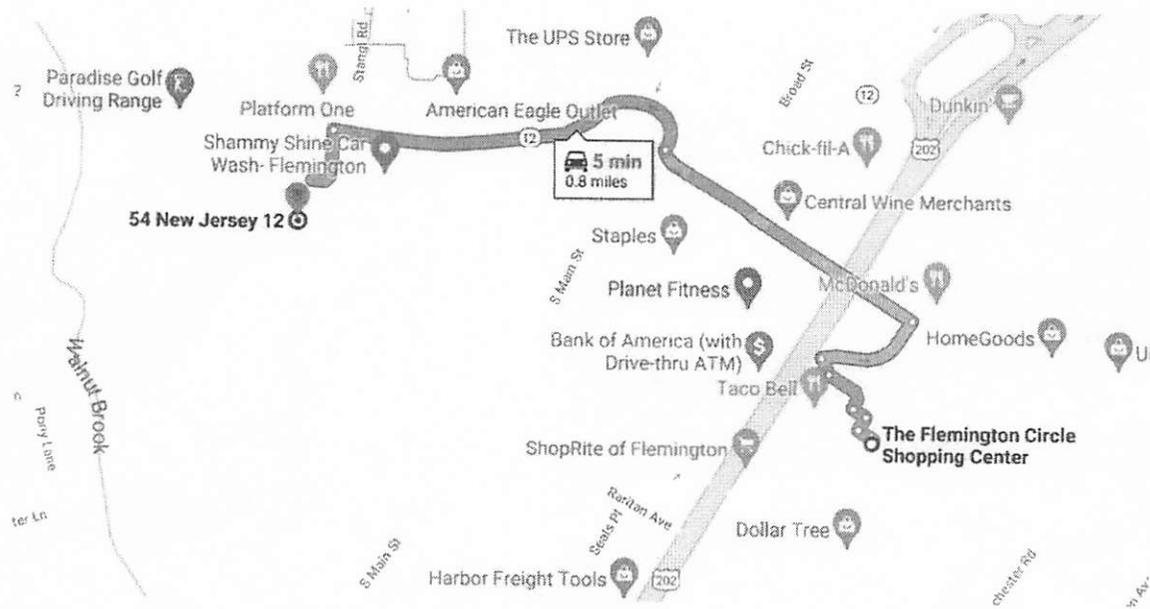
Historical counts

Year	Count	Type
2018	▲ 6,171	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



DIRECTIONS FROM THE FLEMINGTON CIRCLE SHOPPING CENTER



Drive NW toward US 202N

Continue on US 202N to Reaville Avenue; turn right

Take Roundabout to NJ-12 West;

Turn Left onto 54 Highway 12 on the left