

1461 US-22

CLINTON/ANNANDALE
NEW JERSEY

±20.67 Acres

Multi-Use Development
Flexible Sale Options - Will Divide



Property Features

- 2 lots totaling ±20.67 acres
- High visibility with frontage on Route 22
- Approved for a wide range of uses, including:
 - 30,000 SF Flex/Warehouse
 - 41,000 SF Self Storage (5 buildings: 3 at 9,000 SF each & 2 at 7,000 SF each)
 - 30,188 SF Office/Retail/Medical (5 buildings: 4 Office/Retail/Medical at 7,297 SF each and 1 office building at 1,000 SF)
- Parking approvals in place:
 - 30 spaces (warehouse)
 - 103 spaces (self-storage)
 - 155 spaces (office/retail/medical)
- Utilities: natural gas, electric, telephone, approved septic, and two existing wells
- Site is nestled in bustling commercial district, surrounded by national retailers, professional offices, and medical facilities

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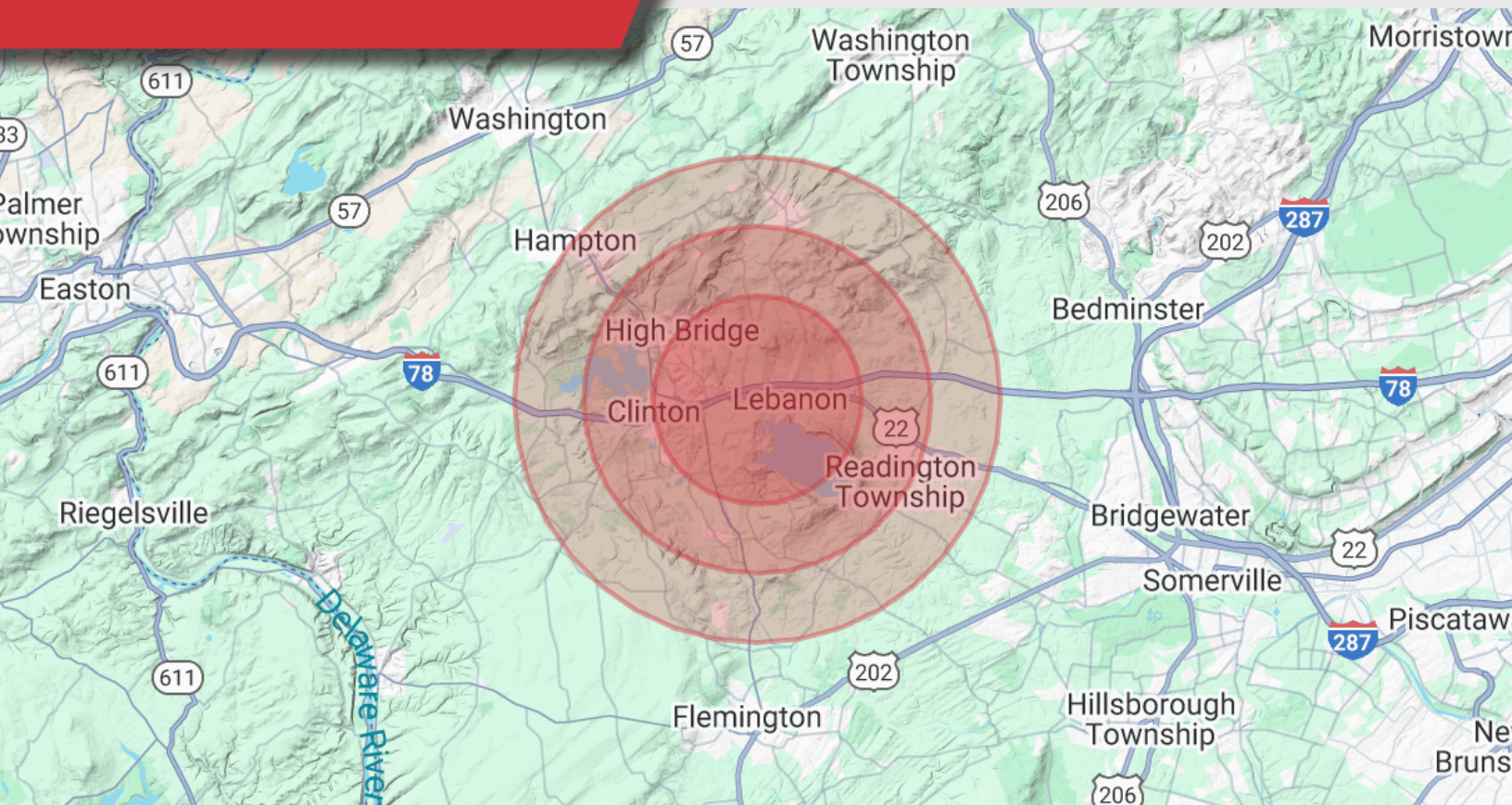
NAI James E. Hanson
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Property Description

Rare opportunity to acquire a fully approved ± 20.67 acre site in one of New Jersey's most dynamic commercial corridors. Designed with flexibility in mind, the property offers a diverse mix of uses—flex/warehouse, self-storage, retail, medical, and office—creating multiple pathways for investment and development.

Flexible sale options allows the buyer to purchase individual approved portions of the site that best fit their needs. The site can be delivered build-to-suit, providing a turnkey solution for end users and investors.

With site approvals already in place and utilities accessible, this shovel-ready project is positioned for immediate execution.

Location Description

Sits along highly visible US Route 22 at the gateway to Clinton Township's bustling commercial district. Surrounded by national retailers, professional offices, and medical facilities, the site benefits from strong traffic counts and excellent exposure. Its immediate access to US 22, with connections to Interstates 78 and 287, provides seamless regional connectivity for both commuters and distribution users.

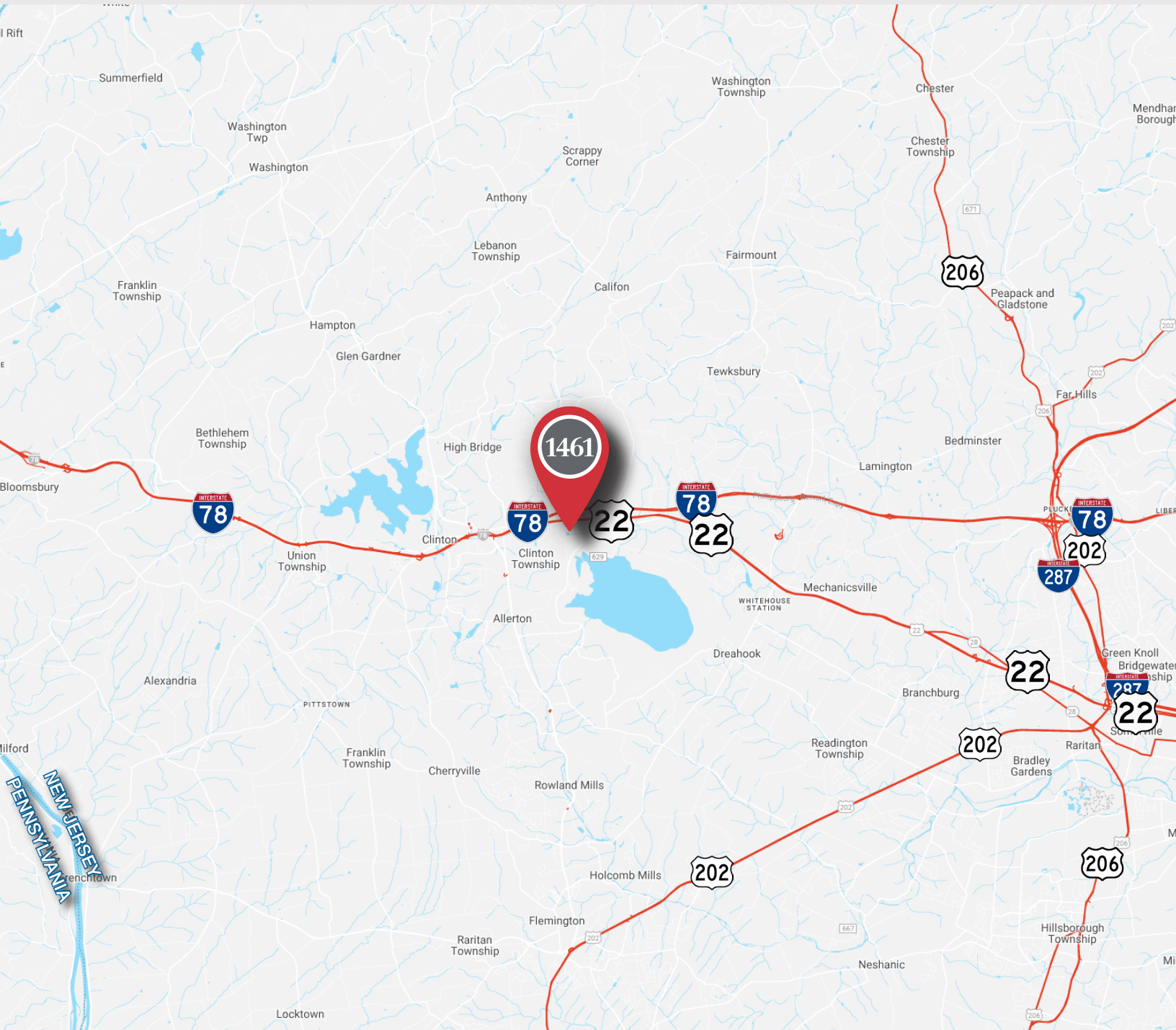
With a growing population base, expanding commercial activity, and proximity to major employment hubs, the location offers unmatched potential for developers and investors seeking a premier, shovel-ready site in a high-demand New Jersey market.

Demographics	3 Mile	5 Miles	7 Miles
Total Population	5,855	23,192	21,037
Average HH Income	\$182,423	\$188,475	\$189,955

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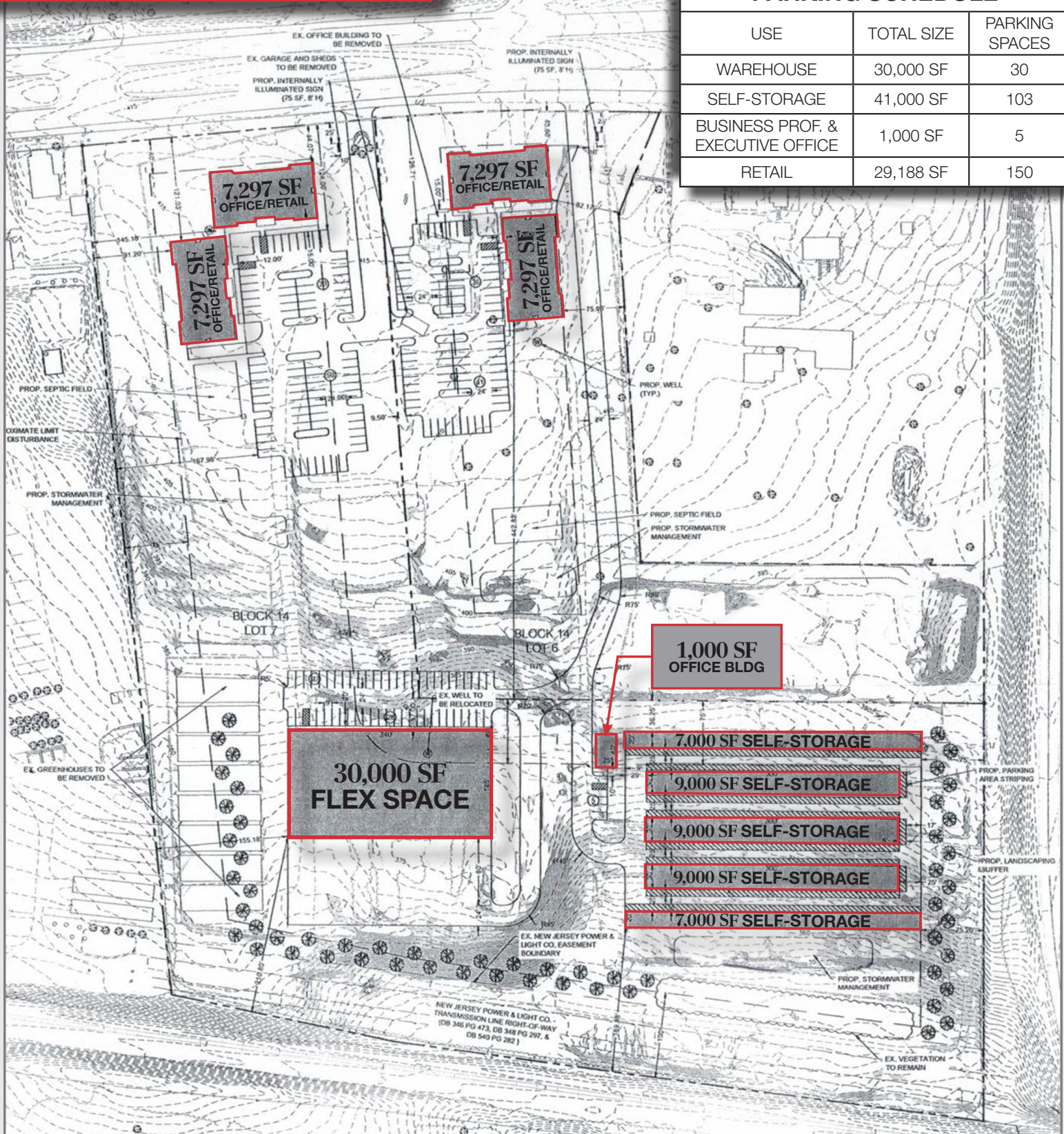
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LOCATION MAP



PARKING SCHEDULE

USE	TOTAL SIZE	PARKING SPACES
WAREHOUSE	30,000 SF	30
SELF-STORAGE	41,000 SF	103
BUSINESS PROF. & EXECUTIVE OFFICE	1,000 SF	5
RETAIL	29,188 SF	150



C-2 Transitional Commercial District

The C-2 District is a transitional area that encompasses an extension of the downtown commercial area along the old Route 22 highway. Lot sizes are larger than downtown and buildings are freestanding with small but varying front and side yard setbacks.

Parking is provided on site for individual uses. The buildings are residential in scale, and signage is oriented to low-speed vehicular traffic.

Permitted principal uses *[Amended 8-10-2004 by Ord. No. 04-07[1]]* The following uses, conducted within the confines of a building, are permitted:

- (1) Stores and shops for retail business, provided that any process of manufacture, assembly, treatment or conversion involves a product or service intended to be sold or provided to the ultimate consumer and further provided that not more than five employees are involved in any such process. The foregoing shall not be deemed to include laundries or dry-cleaning establishments.
- (2) Offices for business, executive, professional and administrative purposes.
- (3) Restaurants, cafes and taverns in which patrons are seated at tables or counters and are served food and drink by waiters or waitresses for consumption on the premises.
- (4) Funeral homes.
- (5) Studios for art, dancing, music, language, photography, and similar activities.
- (6) Municipal buildings and municipal uses. *[1] Editor's Note: This ordinance also renumbered former Subsection A as Subsection B.*

Permitted accessory uses: *[Amended 8-10-2004 by Ord. No. 04-07[2]]*

- (1) Off-street parking in accordance with § 88-62.
- (2) Signs in accordance with § 88-64.
- (3) Wireless telecommunications antennas in accordance with § 88-60Z. *[Added 2-9-2010 by Ord. No. 10-01[3]]*
[3] Editor's Note: This ordinance also redesignated former Subsection C(3) as Subsection C(4).
- (4) Other accessory uses customarily incident to the uses listed in Subsection B.
[2] Editor's Note: This ordinance also renumbered former Subsection B as Subsection C and deleted former Subsection C, Conditional uses.

Participation in the provision of lower-income housing. The developer of any land in the district may participate in the provisions of lower-income housing. The developer shall be entitled to a density bonus equivalent to 15% of the floor area to which he is otherwise entitled under Schedule I, provided that all parking requirements can be met on the site and the Board approves any variances from setback and buffer requirements needed to accommodate the density bonus, in return for which the developer shall, no later than the time of issuance of a building permit, convey to the Town an amount equal to \$3.75 per square foot of gross floor area for all bonus construction. The funds paid to the Town shall be placed into a Housing Rehabilitation, Conversion and Assistance Fund to be administered by the Housing Officer and Affordable Housing Board appointed by the Mayor and Council following administrative guidelines established by ordinance. *[Added 12-18-1984 by Ord. No. 84-17; amended 12-10-1985 by Ord. No. 85-25]*

Design standards. *[Added 8-10-2004 by Ord. No. 04-07]*

- (1) Buildings fronting directly on West Main Street shall locate their associated parking to the side or preferably to the rear of the building, to maintain the transitional streetscape from downtown commercial to Town residential.

- (2) On-site parking lots abutting any residential zone shall be located a minimum of 25 feet from the zone line.
- (3) The required setback from any residential zone shall be landscaped to screen residential uses from building and vehicle lights and on-site activities by mixed evergreen landscaping designed to provide 80% opacity by the third growing season. Primary screening material shall have a minimum height of five feet at installation and a minimum height of eight feet at maturity.
- (4) Joint use of driveways is strongly encouraged to reduce the number of conflict points along the street.
- (5) Sidewalks with a minimum width of four feet shall be provided along West Main Street. For properties and uses not abutting West Main Street, sidewalks shall be provided from the street to the use for pedestrian access.
- (6) Dumpsters shall be located to the rear of the building, to the maximum extent possible; if not possible, they may be located on the side of the building. In either case, any dumpster shall be screened from public view.

C-2 ZONING DISTRICT

	REQUIRED	EXISTING LOT 6	EXISTING LOT 7	PROPOSED LOT 6	PROPOSED LOT 7	VARIANCE
MIN. LOT AREA	217,800 SF	261,764 SF	639,544 SF	261,764 SF	639,544 SF	-
MIN. LOT WIDTH AT STREET	350 FT	344.98 (ENC)	343.01 (ENC)	344.98 FT (ENC)	343.01 FT (ENC)	(ENC)
MIN. LOT WIDTH AT BUILDING	350 FT	N/A	N/A	299.59 FT	341.65 FT	(V)
MIN. LOT DEPTH	600 FT	679.07 FT	1,047.97 FT	679.07 FT	1,047.97 FT	-
MIN. BUILDING SETBACKS FROM PRINCIPAL STRUCTURE						
FRONT YARD	40 FT	133.33 FT	627.50 FT	40.43 FT	44.07 FT	-
SIDE YARD - ONE SIDE	75 FT	53.53 FT	21.18 FT	75.00 FT	37.00 FT	(V)
REAR YARD	100 FT	532.59 FT	119.25 FT	429.91 FT	169.98 FT	-
MAX. BUILDING HEIGHT	35 FT	2-STORY	1-STORY	<=35 FT	35 FT	-
MAX. IMPERVIOUS COVERAGE	40%	23.21%	33.99%	26.46%	34.92%	-
MAX. BUILDING COVERAGE	15%	1.07%	3.67%	5.58%	13.54%	-