



## #5043 ~ Warehouse Space

**41 Randolph Road  
Howell, NJ 07731**

**Industrial**

**Block: 38  
Lot: 4**

**Land Size: 12.47 Acres  
Building Size: 110,000 Sq. Ft.**

### **Tax Information**

**Land Assessment: \$ 3,815,800.  
Improvement Assessment: \$ 0.  
Total Assessment: \$ 3,815,800.**

**Taxes: \$ 78,112.  
Tax Year: 2022  
Tax Rate: 1.990/\$100  
Equalization Ratio: 89.51%  
Updated: 07/18/2023**

**Zoning: SED-2 ~ Special Economic Development Zone - 2**

**Remarks: 110,000 Sq. Ft. New Construction Shell Space on 12.47 Acres. Available October 1, 2023. 1,500 Sq. Ft. Dedicated Office Space. 15 Exterior Dock Doors and 4 Drive-In Bays. 119 Parking Spaces. Easy Access to Highway 9 and the Garden State Parkway.**

**Price: \$ 15./Sq. Ft. NNN ~ Lease**

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

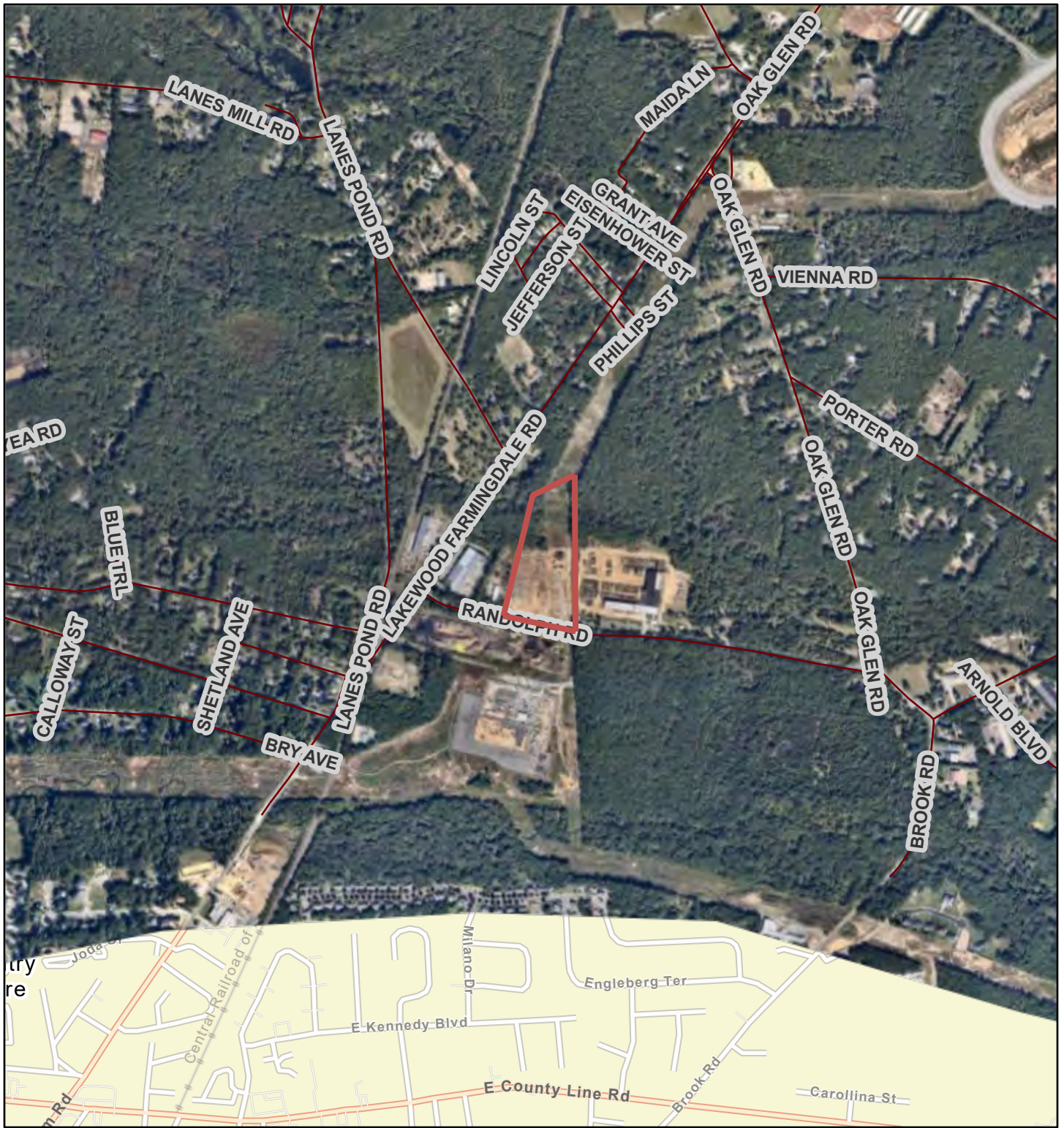
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

630 Broad Street, Shrewsbury, New Jersey 07702-4118  
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542  
732-747-1000 • [Ray@SSRealty.com](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)



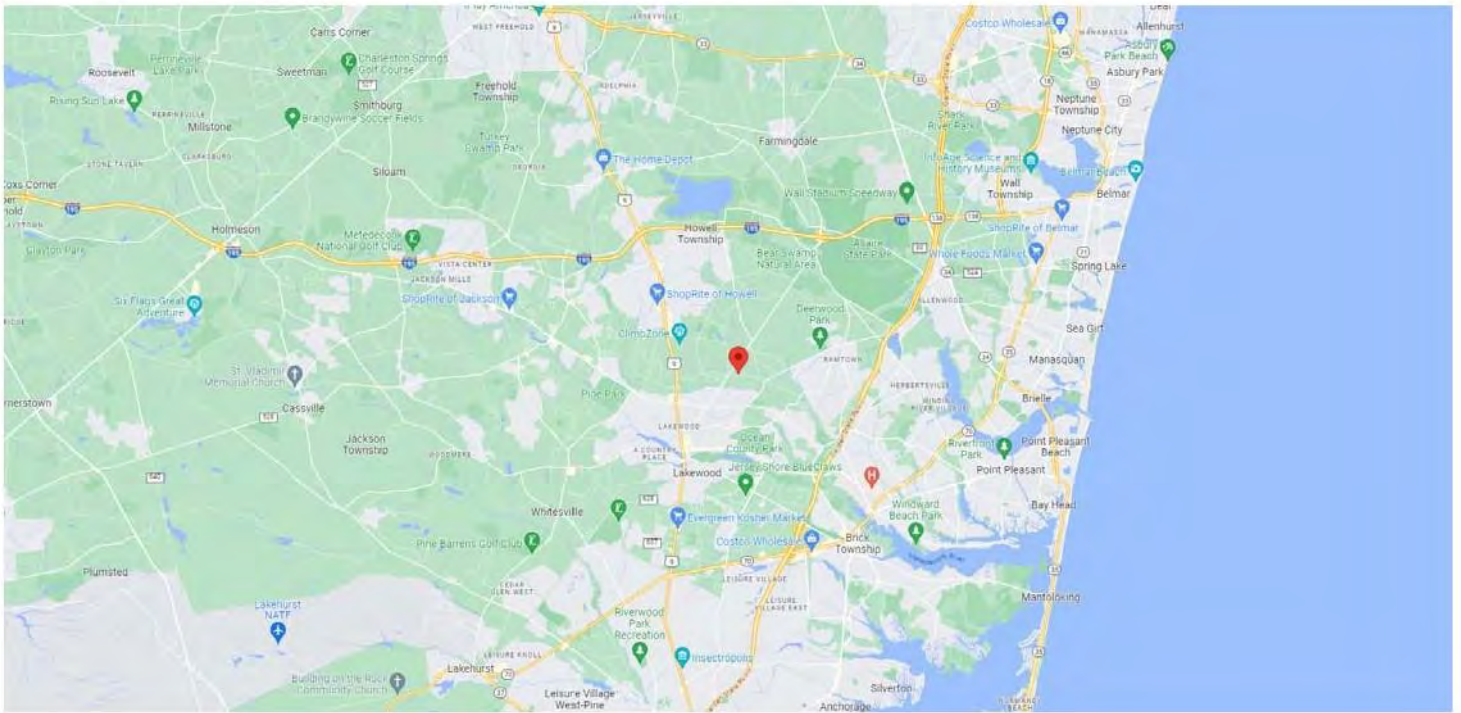
- Road Centerlines
- ▭ Parcels (cadastral non-survey)





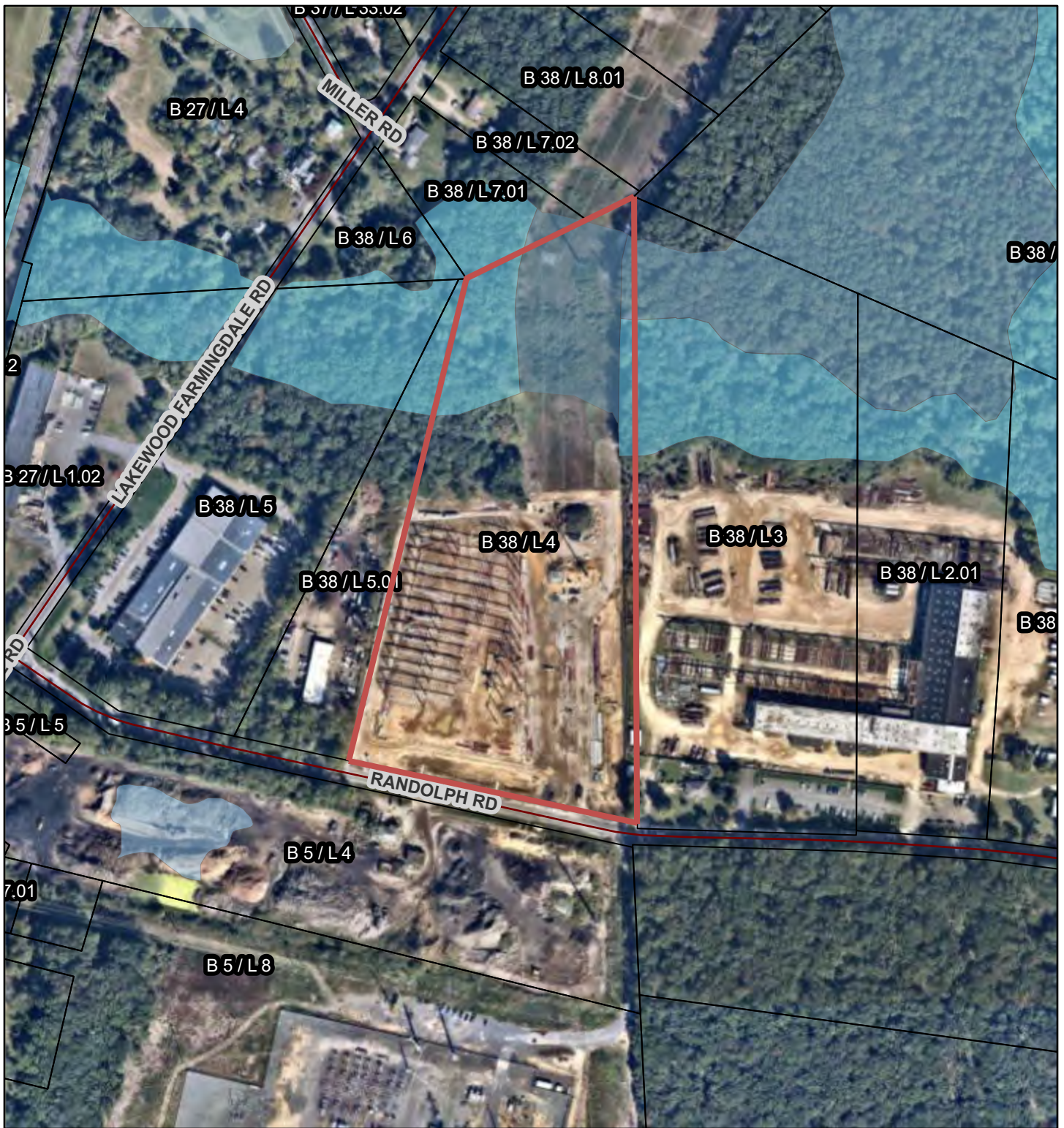
— Road Centerlines







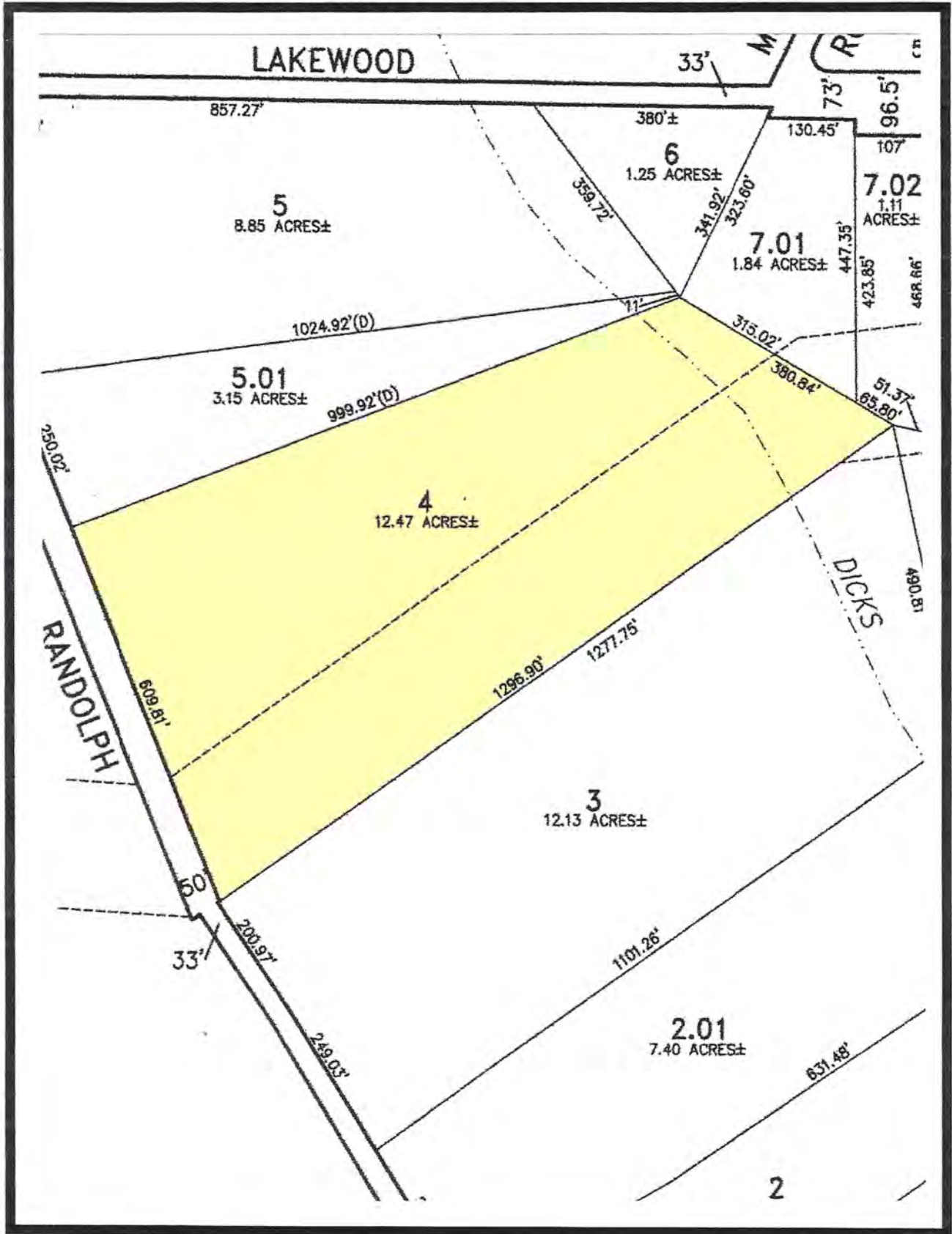
# WETLANDS MAP



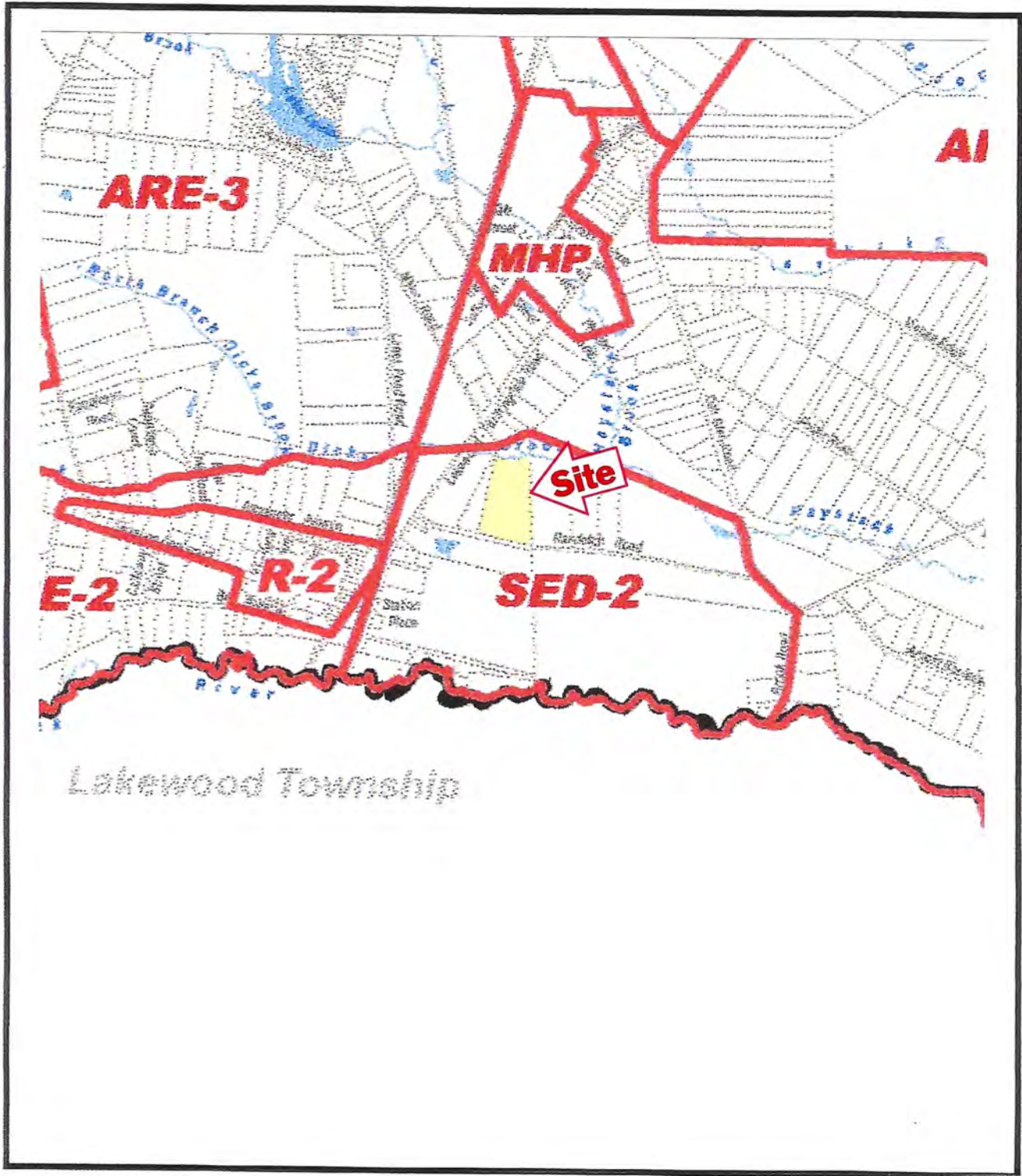
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



# TAX MAP LOCATION



# Zoning Map



B. Permitted uses.

(1) Principal uses:

- (a) (Reserved)
- (b) Active and passive recreation uses.
- (c) Offices.
- (d) Financial institutions.
- (e) (Reserved)
- (f) Healthcare facilities/medical centers.
- (g) Assembly and packaging.
- (h) Utility uses.
- (i) Agriculture, forestry and agricultural services.
- (j) Manufacturing food and kindred products.
- (k) Manufacturing textile products.
- (l) Manufacturing apparel and similar finished products made from fabrics.
- (m) Manufacturing lumber and wood products.
- (n) Manufacturing furniture and fixtures.
- (o) Manufacturing paper and allied products.
- (p) Manufacturing printing and publishing.
- (q) Manufacturing leather products.
- (r) Manufacturing stone, glass and clay.
- (s) Manufacturing fabricated metal products.
- (t) Manufacturing electronic and electrical equipment.
- (u) Manufacturing photographic equipment, medical, optical goods, watches, clocks.
- (v) Construction.
- (w) Multipurpose recreation and sports complex in accordance with § **188-86.3**.
- (x) Solar energy generation facilities.
- (y) Microbrewery.
- (z) Health club facility/fitness centers.
- (aa) Self-storage facilities.

(2) Design standards for solar energy generation facilities per § **188-79B(2)**.

(3) Accessory uses:

- (a) Accessory uses customarily incidental and ancillary to a permitted use.

(4) Conditional uses:

- (a) All the conditional uses as per § **188-79B(4)**.
- (b) Warehousing.
- (c) Distribution.
- (d) Trade contractor business.  
[Added 9-13-2022 by Ord. No. O-22-48]
- (e) Landscape business.  
[Added 9-13-2022 by Ord. No. O-22-48]

C. Bulk and dimensional standards: The bulk and dimensional standards shall be the same as the Special Economic Development (SED) Zone as listed in Chapter **188**, Schedule II, Bulk and Dimensional Requirements, Nonresidential Zones.<sup>[1]</sup>

[1] *Editor's Note: Schedule II is included as an attachment to this chapter.*

## § 188-79.2. Special Economic Development Zone-2 (SED-2).

[Added 6-14-2022 by Ord. No. O-22-25]



- A. Purpose. The purpose of the SED-2 Zone is to allow some of the uses in the SED District but remove all forms of warehousing and permit self-storage facilities as principally permitted uses.
- B. Permitted uses.
- (1) Principal uses:
    - (a) Offices.
    - (b) Financial institutions.
    - (c) Healthcare facilities/medical centers.
    - (d) Self-storage facilities.
    - (e) Utility uses.
    - (f) Agriculture, forestry and agricultural services.
    - (g) Manufacturing fabricated metal products.
    - (h) Construction yard.
    - (i) Multipurpose recreation and sports complex in accordance with § 188-86.3.
    - (j) Solar energy generation facilities.
    - (k) Microbrewery.
    - (l) Craft distillery.
    - (m) Flex space.
    - (n) Health club facility/fitness centers.
    - (o) Assembly/packaging.  
[Added 11-23-2022 by Ord. No. O-22-69]
  - (2) Design standards for solar energy generation facilities.
    - (a) All the design standards as per § 188-79B(2).
  - (3) Accessory uses:
    - (a) Accessory uses customarily incidental and ancillary to a permitted use.
  - (4) Conditional uses:
    - (a) Telecommunications facilities.
    - (b) Commercial breeders, dog kennels, shelters, pounds, dog training facilities and pet shops.
    - (c) Trade contractor business.
    - (d) Landscape business.
  - (5) Prohibited uses:
    - (a) All the prohibited uses as per § 188-79B(5).
- C. Bulk and Dimensional Standards: The bulk and dimensional standards shall be the same as the Special Economic Development (SED) Zone as listed in Chapter 188, Schedule II, Bulk and Dimensional Requirements, Nonresidential Zones.<sup>[1]</sup>

[1] *Editor's Note: Schedule II is included as an attachment to this chapter.*

## § 188-80. Mobile Home Park (MHP).

- A. Purpose. The purpose of the MHP Zone is to provide a reasonable opportunity for the construction, maintenance and operation of a mobile home park as herein defined. The MHP Zone shall include the following lands in the Township of Howell:

Block	Lot
138	40, 41, 45
183	108
109	39, 40
37	26, 39
38	25

- B. Definitions. As used in this section, the following terms shall have the meanings indicated:

### MOBILE HOME

HOWELL CODE

**Schedule I Permitted Uses  
Nonresidential Zones**

**[Amended 5-24-2011 by Ord. No. O-11-13; 11-1-2011 by Ord. No. O-11-40;  
12-13-2011 by Ord. No. O-11-47; 12-11-2012 by Ord. No. O-12-22;  
4-9-2013 by Ord. No. O-13-07; 5-20-2014 by Ord. No. O-14-13;  
7-20-2015 by Ord. No. O-15-24; 7-18-2017 by Ord. No. O-17-14; 9-13-2022 by Ord. No. O-22-51]**

PPU = Principal permitted use

CU = Conditional use

Blank = Use not permitted

Uses	Commercial		Highway Development				Special Economic Development			PMU
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2	
Adult day-care facility	PPU	PPU	PPU	PPU	PPU	PPU				
Age-restricted single-family residence					PPU					
Agricultural and forestry							PPU	PPU	PPU	
Assisted living facility			PPU			PPU				
Assembly/packaging							PPU	PPU		
Automobile auctions			CU		CU	CU				
Automobile sales (new and used automobiles)			CU		CU	CU				
Automobile service station		CU	CU		CU	CU				
Automobile repair services/auto body			CU		CU	CU				
Car washes		CU	CU			CU				
Church, synagogues and other places of worship	CU	CU	CU	CU	CU	CU				PPU
Commercial dog breeders, kennels, shelters, pounds, training facilities and pet shops			CU	CU			CU	CU	CU	
Community theaters and playhouses	PPU									
Construction							PPU	PPU	PPU	
Craft distillery			PPU			PPU			PPU	
Day-care facilities					CU					PPU
Educational (schools, day-care, training/support centers)										PPU
Entertainment uses		PPU	PPU			PPU				PPU
Financial institutions	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU
Flex space					PPU	PPU			PPU	
Gasoline station/convenience			CU	CU	CU	CU				



LAND USE

Uses	Commercial		Highway Development				Special Economic Development			PMU
	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2	
center										
Health care facilities/medical centers		PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU
Health club facilities/fitness centers	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	
Home improvement center			PPU							
Hospitals			PPU	PPU						
Indoor recreation		PPU	PPU	PPU	PPU	PPU				
Landscape business				CU	CU	CU		CU	CU	
Manufacturing							PPU <sup>1</sup>	PPU <sup>1</sup>	PPU <sup>2</sup>	
Microbrewery	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU
Multipurpose recreation and sports complex (per § 188-86.3)							PPU	PPU	PPU	
Nature trails, hiking, horseback, riding, picnicking, fishing, nature studies										
Offices	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU	PPU
Recreational activities (active and passive)								PPU		
Residential rental dwelling, SFD, MFD, townhomes										PPU
Restaurants with/without drive-through	PPU	PPU	PPU	PPU	PPU	PPU				PPU
Retail sales	PPU	PPU	PPU	PPU	PPU	PPU				PPU
Retail services	PPU	PPU	PPU	PPU	PPU	PPU				PPU
Schools in accordance with § 188-93		CU		CU						
Schools, commercial	PPU	PPU	PPU	PPU	PPU	PPU				PPU
Self-storage facilities						PPU		PPU	PPU	
Solar generation facilities							PPU	PPU	PPU	
Special needs residential licensed by State of NJ										PPU
Tattoo/body piercing			PPU							
Telecommunications facility		CU	CU	CU	CU	CU	CU	CU	CU	
Trade contractor business				CU	CU	CU		CU	CU	
Utilities							PPU	PPU	PPU	
Warehousing						CU	PPU	CU		
Distribution						CU	PPU	CU		

## HOWELL CODE

### NOTES:

- <sup>1</sup> Manufacturing includes: apparel and similar finished products made from fabrics; electronic and electrical equipment; fabricated metal products; food and kindred services; furniture and fixtures; leather products; lumber and wood products; paper and allied products; photographic equipment, medical, optical goods, watches, clocks; printing and publishing; glass products; and textile products.
- 2 Manufacturing uses within Special Economic Development 2 (SED-2) Zone is limited to manufacturing of fabricated metal products.



HOWELL CODE

**Township of Howell  
Schedule II Bulk and Dimensional Requirements  
Nonresidential Zones**

**[Amended 7-25-2006 by Ord. No. O-06-30; 7-14-2009 by Ord. No. O-09-35; 5-24-2011 by Ord. No. O-11-13; 12-13-2022 by Ord. No. O-22-73]**

	MHP	LC/OS	NC	HC	HD-1	HD-2	HD-3	HD-4	SED	SED-1	SED-2	
Minimum lot area	See specific section for requirements		15,000 sf	40,000 sf	80,000 sf	80,000 sf	40,000 sf	40,000 sf	120,000 sf	120,000 sf	120,000 sf	
Minimum lot frontage			100 ft	150 ft	200 ft	200 ft	150 ft	150 ft	200 ft	200 ft	200 ft	
Minimum side yard			15 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft	25 ft	25 ft	25 ft	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater	50 ft or height of building, whichever is greater
Minimum front yard setback			35 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft	60 ft
Minimum rear yard			35 ft	25 ft	25 ft or height of principal building, whichever is greater	25 ft or height of principal building, whichever is greater	25 ft	25 ft	25 ft	50 ft	50 ft	50 ft
Maximum impervious coverage			70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
Maximum height			35 ft	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft	45 ft*	45 ft*	45 ft*
Location of accessory buildings			In side or rear yards only, accessory buildings shall be set back at least twice their height.									

NOTES:

\* Maximum height for solar farms in the SED Zone shall be 15 feet.

# 41 Randolph Rd, Howell, NJ 07731-8611, Monmouth County

APN: 21-00038-0000-00004 CLIP: 4061500483

## POPULATION

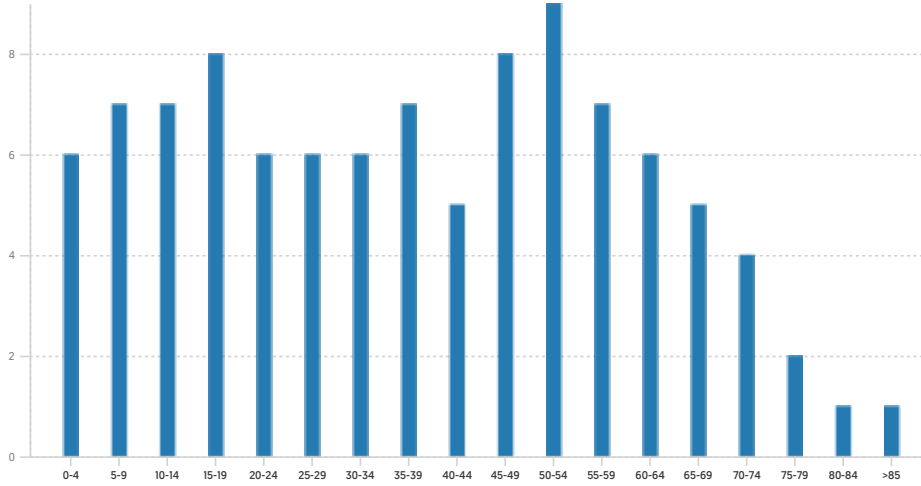
### SUMMARY

Estimated Population	<b>39,457</b>
Population Growth (since 2010)	<b>-11.6%</b>
Population Density (ppl / mile)	<b>1,215</b>
Median Age	<b>38.6</b>

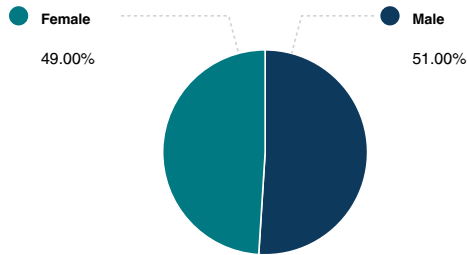
### HOUSEHOLD

Number of Households	<b>12,958</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>9,440</b>

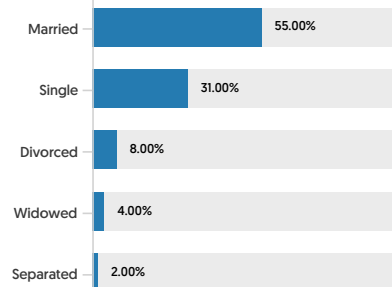
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

### SUMMARY

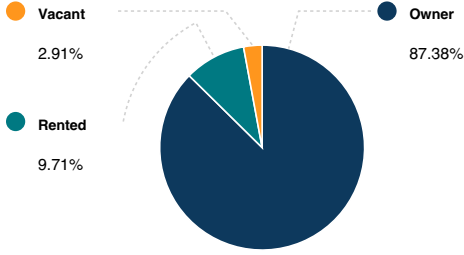
Median Home Sale Price	<b>\$362,400</b>
Median Year Built	<b>1983</b>

### STABILITY

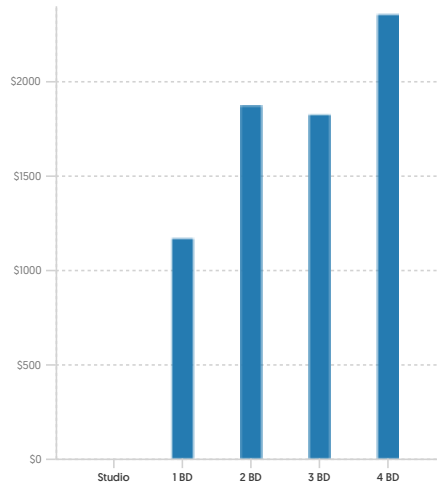
Annual Residential Turnover	<b>9.46%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

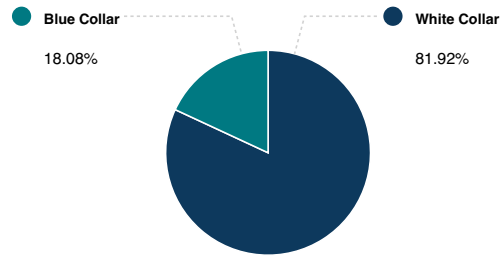


QUALITY OF LIFE

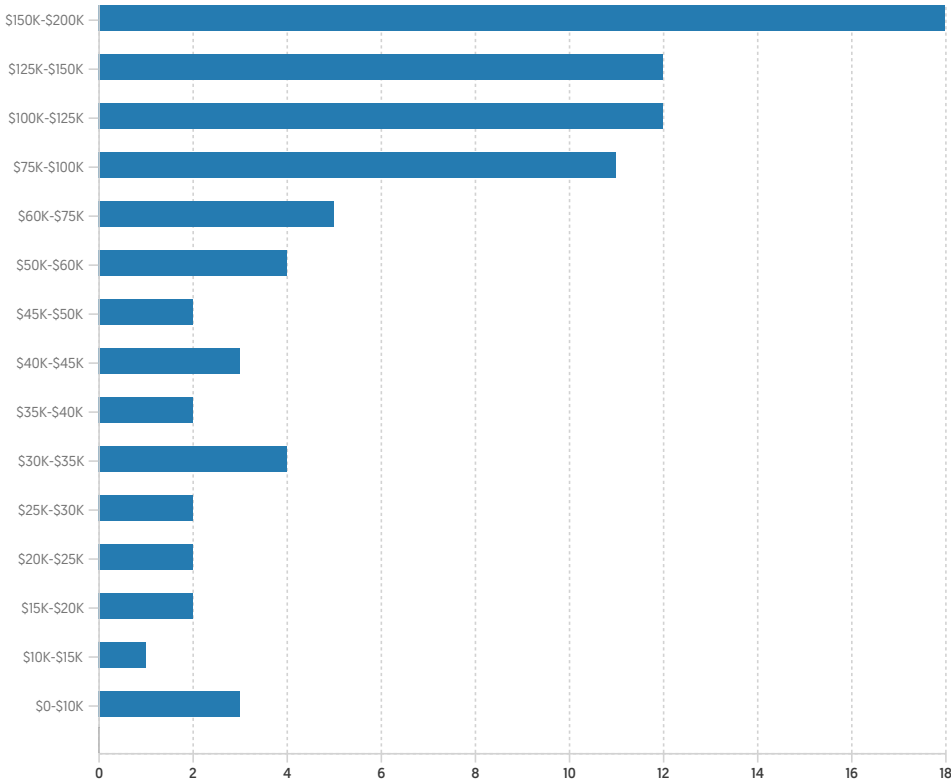
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	75
Mining	
Construction	1,610
Manufacturing	1,515
Transportation and Communications	1,255
Wholesale Trade	489
Retail Trade	2,548
Finance, Insurance and Real Estate	1,362
Services	8,430
Public Administration	1,055
Unclassified	

WORKFORCE



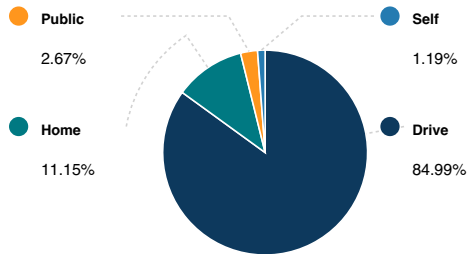
HOUSEHOLD INCOME



Average Household Income **\$122,239**

Average Per Capita Income **\$45,545**

**COMMUTE METHOD**



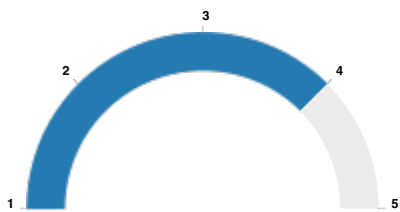
Median Travel Time **35 min**

**WEATHER**

January High Temp (avg °F)	<b>40</b>
January Low Temp (avg °F)	<b>22.4</b>
July High Temp (avg °F)	<b>85.3</b>
July Low Temp (avg °F)	<b>65.9</b>
Annual Precipitation (inches)	<b>46.87</b>

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	<b>370</b>
Some High School	<b>1,398</b>
High School Graduate	<b>7,349</b>
Some College	<b>4,551</b>
Associate Degree	<b>2,181</b>
Bachelor's Degree	<b>9,335</b>
Graduate Degree	<b>3,638</b>

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.  
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

**SCHOOLS**

**RADIUS: 1 MILE(S)**

**PRIVATE**

	Distance	Grades	Students	Classrooms	Community Rating (2)
Coastal Learning Center - Monmouth	<b>0.87</b>	<b>3rd-12th</b>	<b>68</b>		
Bnos Tzippa	<b>0.87</b>	<b>K-4th</b>	<b>97</b>		

**LOCAL BUSINESSES**

**RADIUS: 1 MILE(S)**

**EATING - DRINKING**

	Address	Phone #	Distance	Description
Linda Shields The Jersey Shore Medium LI	<b>6 Taft St</b>	<b>(732) 886-1313</b>	<b>0.54</b>	<b>Eating Places</b>
Fine Art Catering Inc	<b>22 Engleberg Ter</b>	<b>(732) 363-2500</b>	<b>0.67</b>	<b>Caterers</b>
Taste It Nj LLC	<b>104 Larrabee Blvd</b>	<b>(845) 608-1393</b>	<b>0.71</b>	<b>Eating Places</b>
Upper Crust Restaurant LLC	<b>601 Twin Oaks Dr</b>	<b>(908) 783-8588</b>	<b>0.72</b>	<b>Pizza Restaurants</b>
Munchy Lunchy LLC	<b>2 Noam Ln</b>	<b>(732) 363-1165</b>	<b>0.86</b>	<b>Luncheonette</b>
Village Pizza Cafe	<b>911 E County Line Rd # 10</b>	<b>(732) 905-0955</b>	<b>0.95</b>	<b>Cafe</b>

**SHOPPING**

	Address	Phone #	Distance	Description
Door Emporium LLC	<b>1191 Lkwood Frmingdale Rd</b>	<b>(732) 730-0052</b>	<b>0.23</b>	<b>Doors, Wood Or Metal, Except Storm</b>
3 Guys Kosher LLC	<b>801 Twin Oaks Dr</b>	<b>(732) 730-1276</b>	<b>0.74</b>	<b>Delicatessen Stores</b>
Kosher Village L.I.c.	<b>911 E County Line Rd # 10</b>	<b>(732) 905-1115</b>	<b>0.95</b>	<b>Supermarkets</b>
Relish Deli LLC	<b>22 N Apple St</b>	<b>(732) 833-3711</b>	<b>0.98</b>	<b>Delicatessen Stores</b>