



#4439 ~ Industrial Development Site

**156 Boundary Road
Marlboro, NJ 07746**

Land

Block: 214

Lot: 50

Land Size: 10 Acres

Tax Information

Land Assessment: \$ 375,000.

Improvement Assessment: \$ 0.

Total Assessment: \$ 375,000.

Taxes: \$ 8,813.

Tax Year: 2022

Tax Rate: 1.956/\$100

Equalization Ratio: 76.92%

Updated: 11/03/2023

Zoning: LI ~ Light Industrial Zone District

Remarks: 10 Acres of Vacant Land Approved for a 56,170 Sq. Ft. Warehouse Building with 1,000 Sq. Ft. Office Space. Could Be Expanded to 65,323 Sq. Ft. with 9,153 Sq. Ft. Mezzanine Office. 34' Clear Height (Potential for 40' Clear), Four Loading Docks and One Drive-In Door. 100 Parking Spaces. Located Near Vanderburg Road. Easy Access to Highway 18, 34 and 79.

Price: \$ 3,995,000. ~ Sale

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.

530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



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



— Road Centerlines

156 BOUNDARY ROAD

MARLBORO, NEW JERSEY | **FOR SALE**

\$3,995,000 APPROVED LAND | BUILT TO SUIT OPTION \$325 PER FOOT

56,170 SF | BUILT TO SUIT WAREHOUSE



*Example Rendering



**65,323 SF WITH APPROVED
2ND FLOOR MEZZANINE**



**CLASS A
WAREHOUSE**



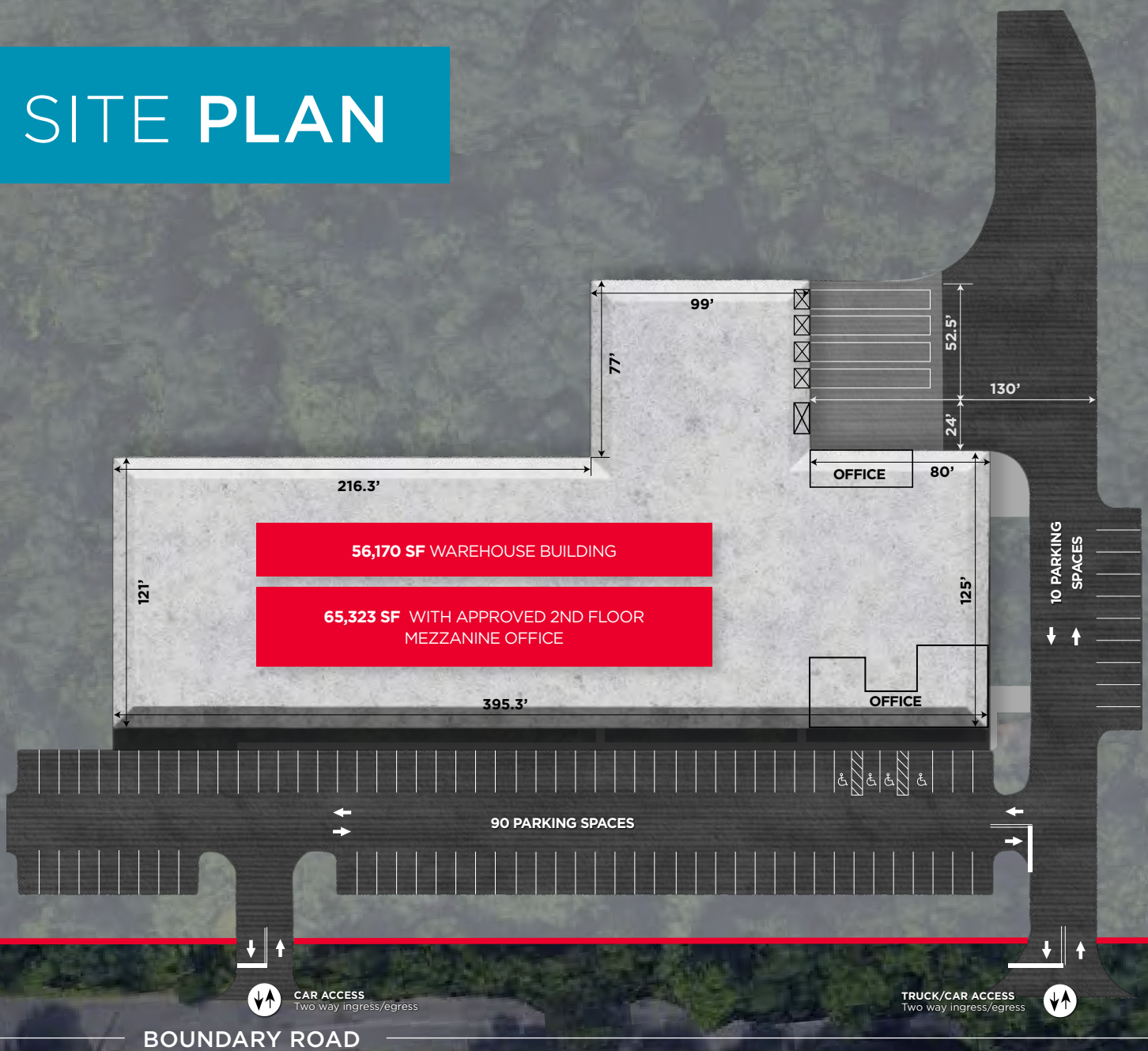
**CLOSE PROXIMITY TO
ROUTE 9 & ROUTE 18**

EXCELLENT HIGHWAY CONNECTIVITY

Route 18	2.3 mi
Route 9	5.2 mi
Garden State Parkway	7.2 mi
NJ Turnpike	17 mi
Outerbridge Crossing	23.1 mi
Goethals Bridge	31.4 mi
Newark Airport	33.1 mi
Port of Newark/Elizabeth	32 mi



SITE PLAN

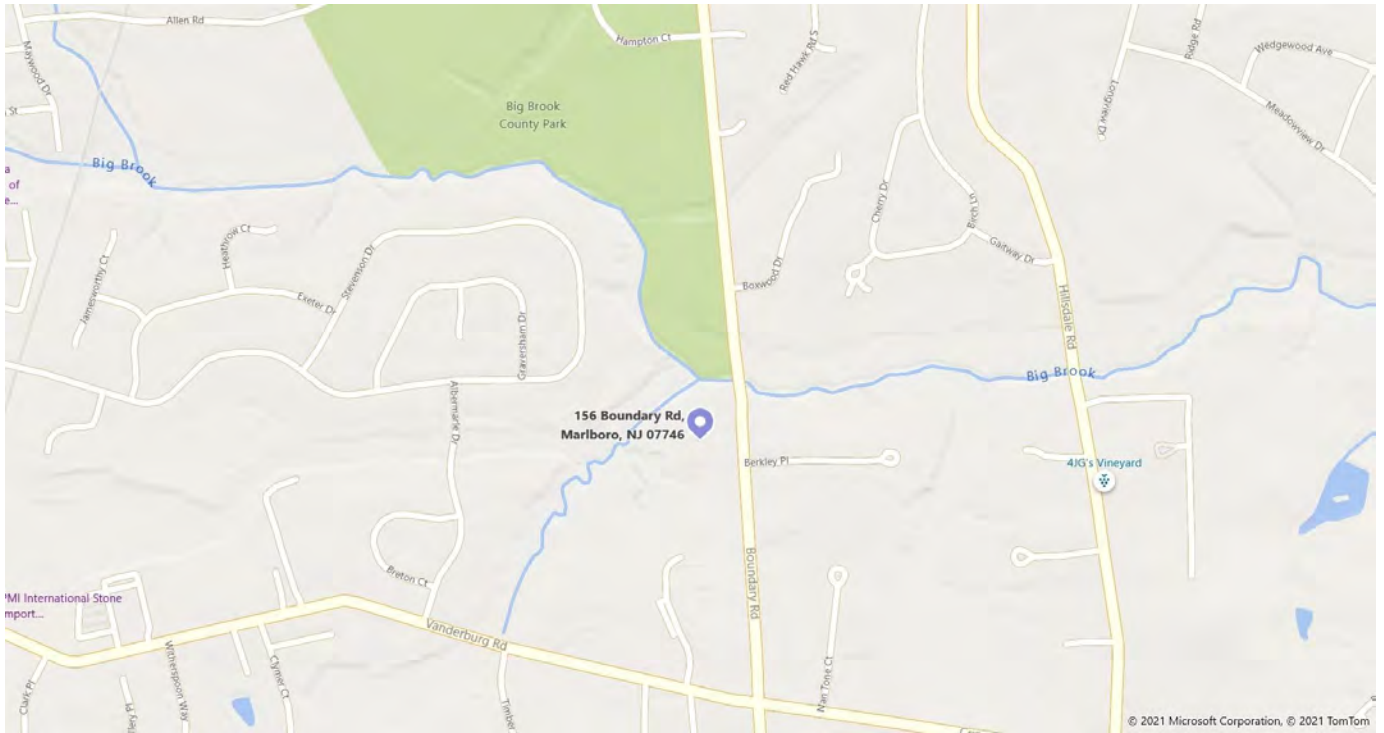
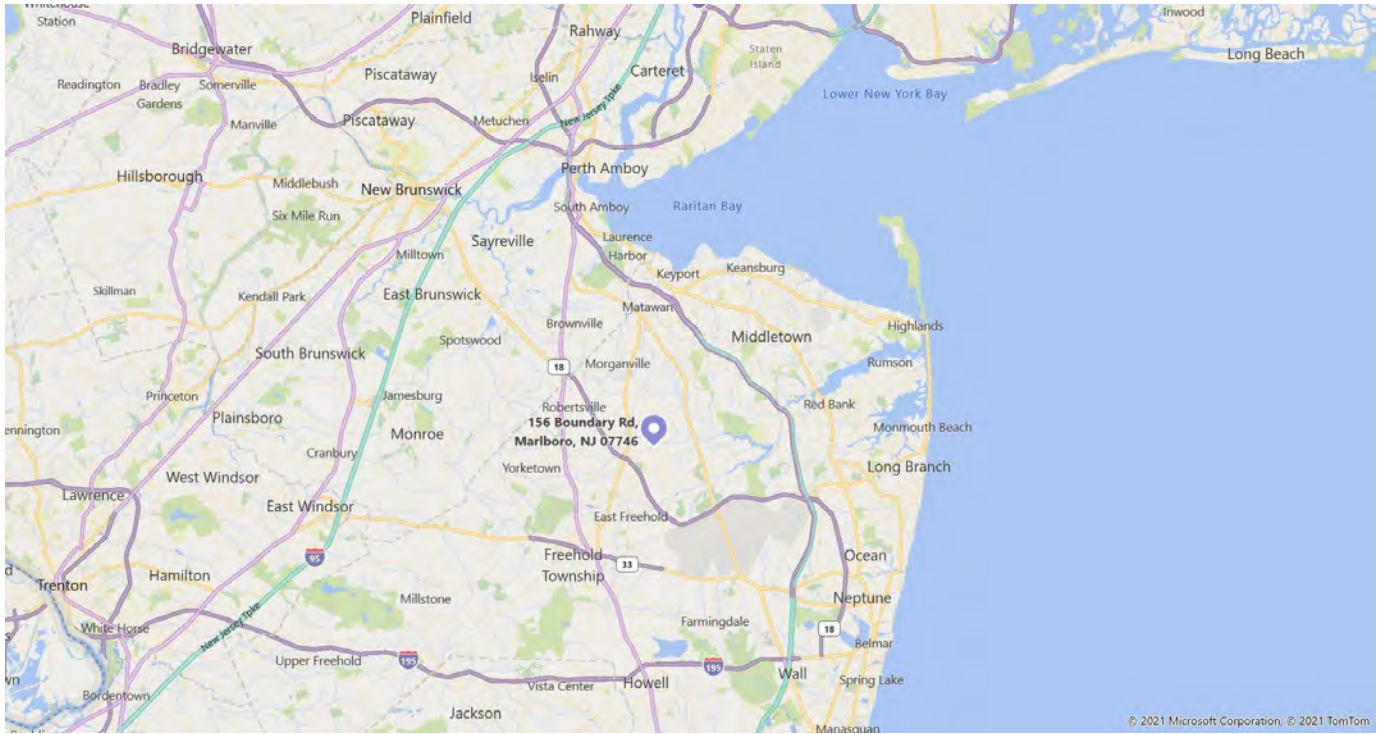


Building Specifications

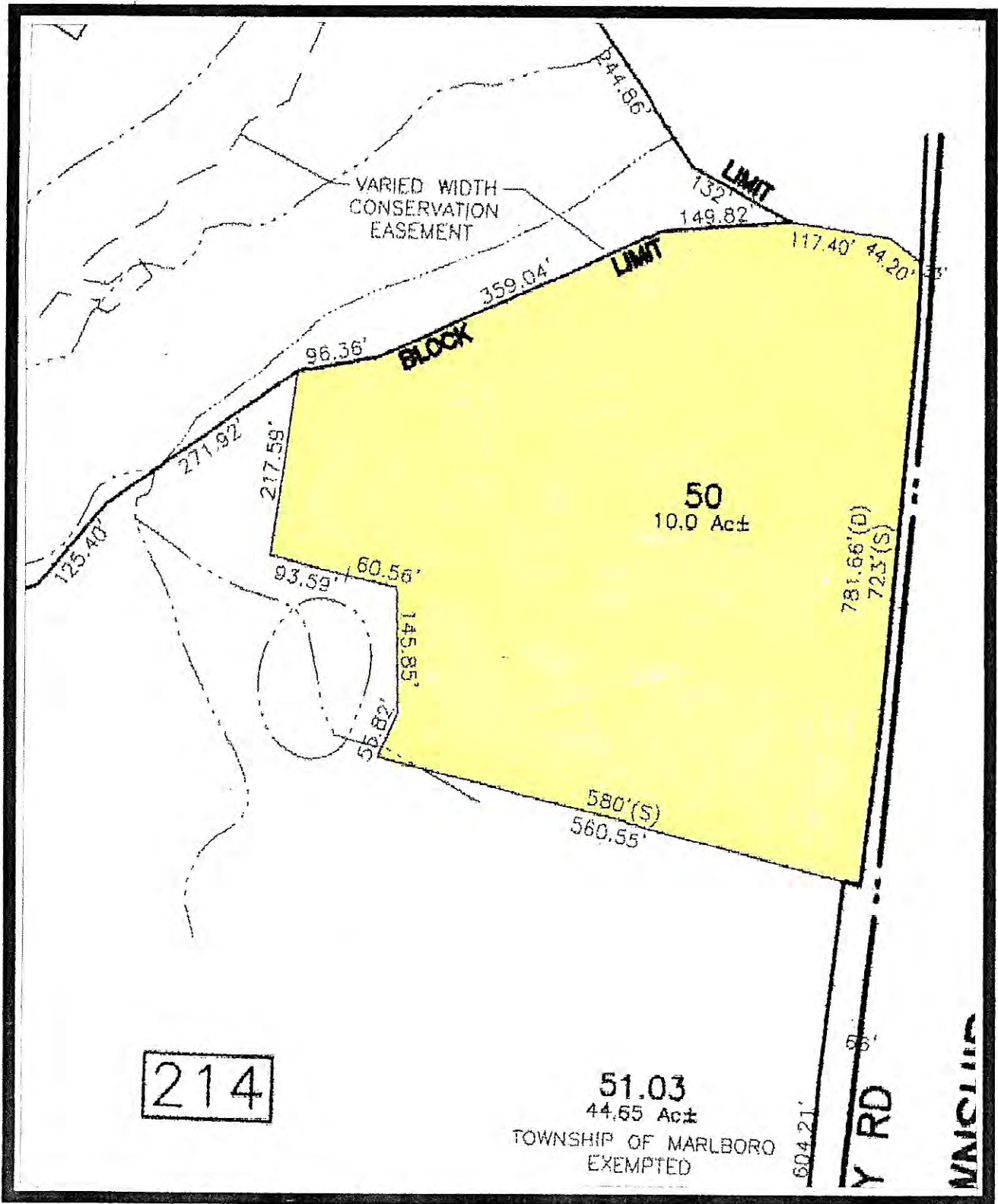
Total Building SF	56,170 SF*
Office Size	1,000 SF
Acreage	10 Acres
Clear Height	34' Clear (Potential for 40' Clear)
Dock Doors	4
Drive-In Doors	1
Car Parking	100 Spaces
Sprinkler	ESFR

*Could be expanded to 65,323 SF with 9,153 SF mezzanine office





Tax Map Location



214

51.03
44.65 Ac±
TOWNSHIP OF MARLBORO
EXEMPTED

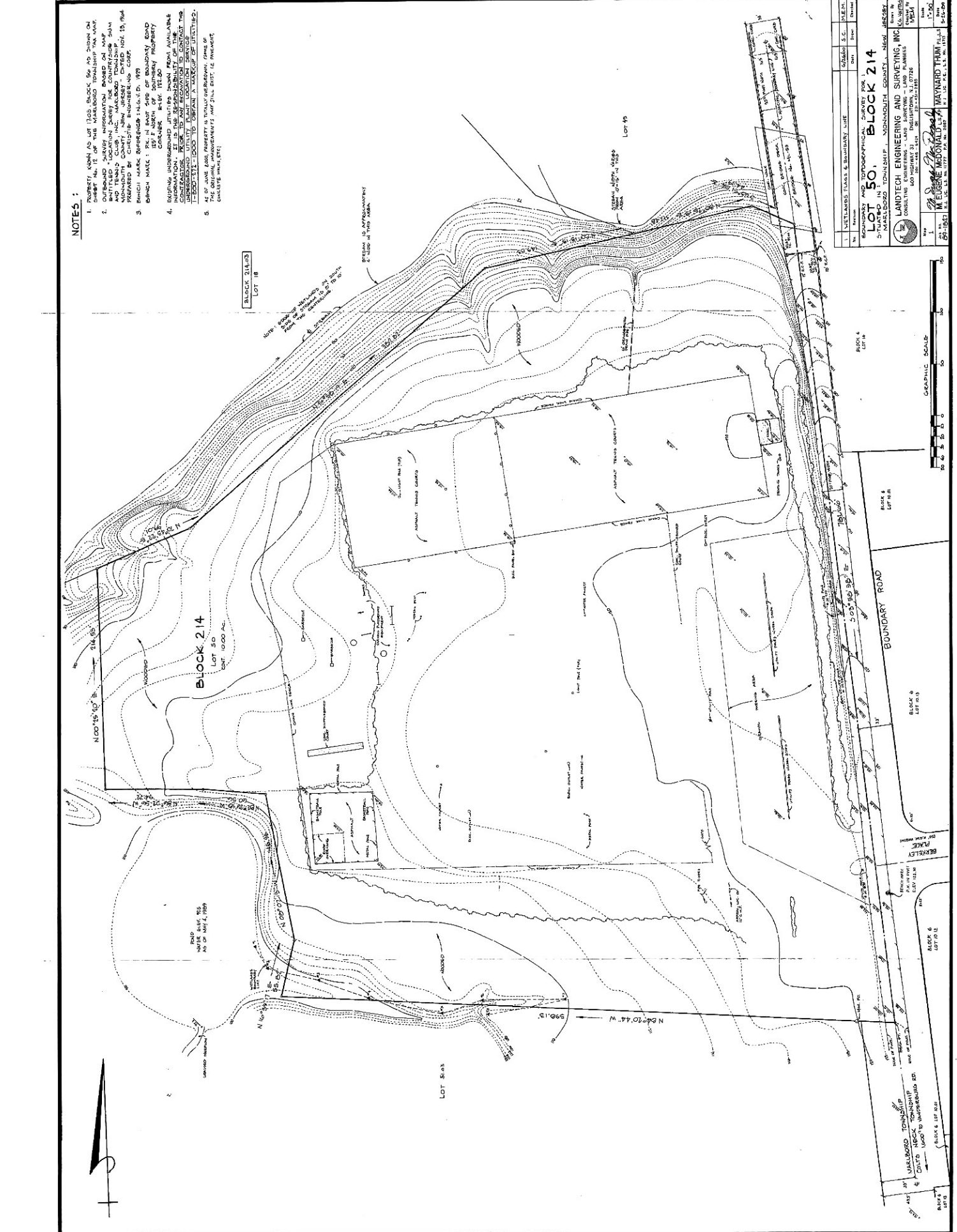
604.21'

Y RD

MUNICIPALITY

NOTES :

1. PROPERTY SHOWN AS LOT 1203, BLOCK 56 AS SHOWN ON SHEET NO. 12 OF THE MARLBORO TOWNSHIP TAX MAP.
2. SURFACE COVERAGE INCLUDING DRIVEWAY, DRIVE, CONCRETE SWIMMING POOL AND TRAMPOLINE, MARLBORO TOWNSHIP CONCRETE SWIM AND TRAMPOLINE CLUB, INC., MARLBORO TOWNSHIP PREPARED BY CHIEF ENGINEER'S OFFICE.
3. BRANCH MARK REFERENCE: N.H.V.D. 1989 CORNER 5-15-20
4. FINDINGS INDICATED UTILITIES SHOWN FROM AVAILABLE INFORMATION. FIELD VISIT AND LOCATION SERVICE INTERFERED TO OBTAIN A NEGATIVE CERTIFICATE.
5. IF ANY UTILITIES ARE FOUND IN THE FUTURE, THE OWNER SHALL BE RESPONSIBLE FOR LOCATING THEM AT HIS OWN RISK.



UNIVERSITY TRACKS & BOUNDARY LINE

DATE: 01/22/2025

BY: J. S. C. M.E.S.

CLIENT: **LOT 50, BLOCK 214**

PROJECT: **LANDTECH ENGINEERING AND SURVEYING, INC.**

1000 SOUTH MAIN ST., NEW JERSEY

600 HIGHWAY 31, EAST RUTHERFORD, N.J. 07073

PH: 908-261-0000

FAX: 908-261-0001

WWW.LANDTECH.COM

SCALE: 1"=50'

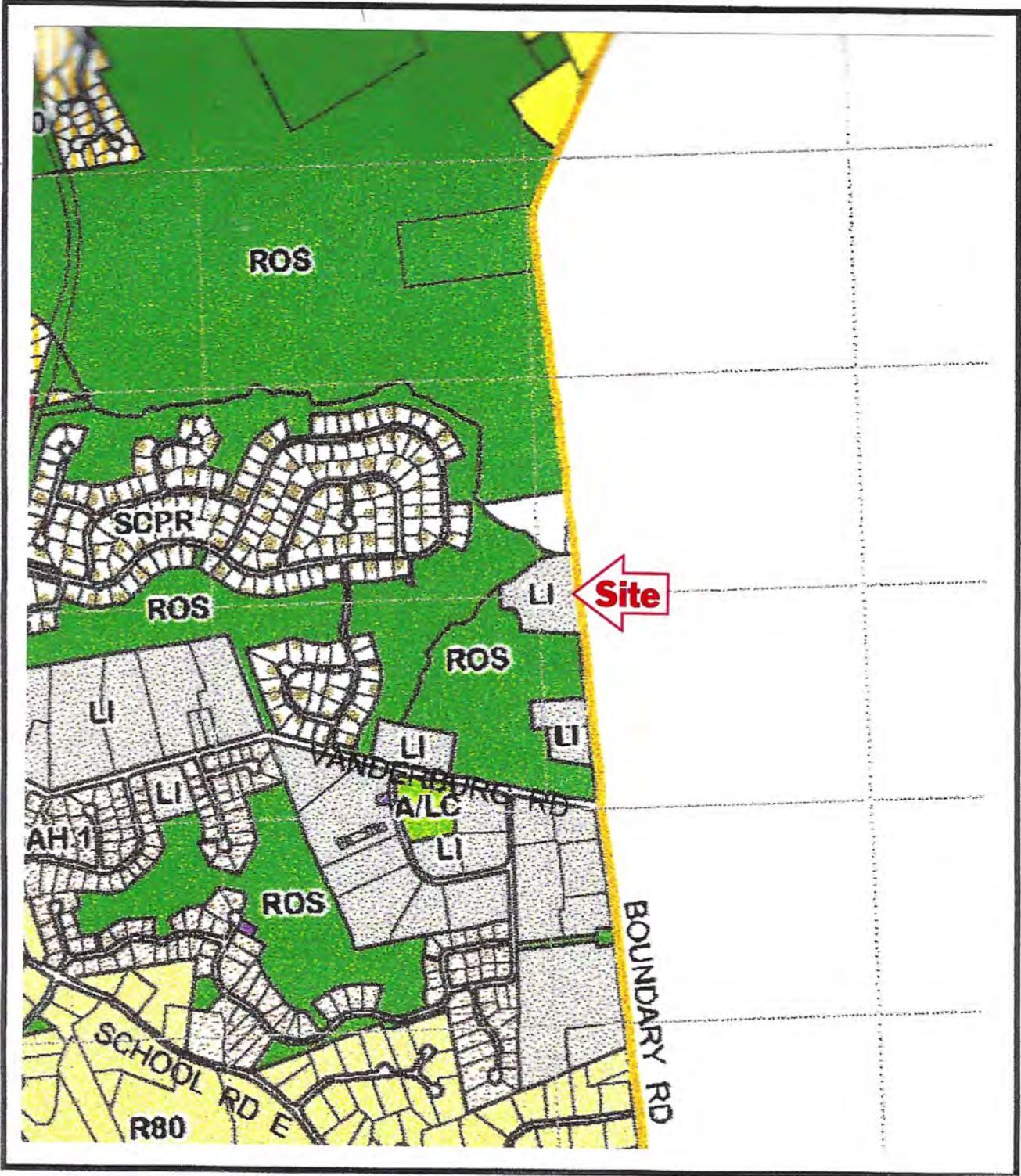
DATE: 01/22/2025

BY: J. S. C. M.E.S.

CLIENT: **LOT 50, BLOCK 214**



Zoning Map



Board.

J. Relationship to residential lots.

- (1) No building, structure or railroad tracks shall be erected within 150 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone.
- (2) No parking area or driveway shall be located within 150 feet of any front, side or rear lot line that abuts or is near the street line opposite a residential zone.
- (3) No tree having a caliber of more than three inches and located within 100 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone or lot utilized for residential purposes in a commercial or industrial zone shall be removed unless such removal is in accordance with an approved site plan.
- (4) Prior to commencing construction of any building, structure, railroad tracks, driveway or parking areas, a permanent fence shall be constructed along the entire length of any front, side or rear lot line that abuts a residential zone or use. Such fence shall be at least six feet in height and shall be of a type and material approved by the Planning Board as part of site plan approval and be subject to § **220-95** of this chapter.
- (5) A buffer area 50 feet in width shall be provided along any front, side or rear lot line that abuts a residential zone or use. Such buffer area shall be suitably landscaped with trees, shrubs and/or ground cover in accordance with a landscaping plan approved by the Planning Board as part of site plan approval.

§ 220-90. LI Light Industrial Zone District.

The following regulations shall apply in the LI Light Industrial Zone District:

A. Permitted uses.

- (1) Light manufacturing, proceeding, producing or fabricating operations which meet the performance standards contained in § **220-37**.
- (2) Administrative offices solely related to the primary industrial function being performed, except as permitted by Subsection **A(3)** below.
- (3) Administrative office buildings limited to executive or administrative or business service offices of industrial or business concerns.
- (4) Industrial research laboratories limited to experimental research and testing laboratories, at which products or goods are not produced for sale, provided that no operation shall be conducted or equipment used which would create hazardous, noxious or offensive conditions beyond the boundaries of the property involved.
- (5) Warehouse for the storage of material and products.
- (6) Railroad rights-of-way and terminal facilities.
- (7) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (8) Off-site catering services.
[Added 5-9-2002 by Ord. No. 2002-13]
- (9) Landscaping businesses including the storage of equipment and materials.
[Added 12-6-2007 by Ord. No. 2007-22]
- (10) Assembly halls, theaters, bowling alleys, and other similar commercial recreational activities, provided that such use is carried out within a building, and that the use meets the parking

recommendations of the ITE Parking Generation Manual third or most current edition.
[Added 12-17-2009 by Ord. No. 2009-39]

B. Permitted accessory uses.

- (1) All customary accessory uses and buildings which are clearly incidental to the principal use and building.

C. Area, yard and building requirements are as specified for this zone in the schedule of requirements in § **220-34D** of this chapter.

D. Conditional uses. Uses requiring a conditional use permit are subject to the provisions of Article **IV** of this chapter.

- (1) Public utilities.
- (2) Churches and places of worship.
[Added 5-27-1999 by Ord. No. 1999-17]
- (3) Quasi-public buildings and recreational uses.
[Added 5-27-1999 by Ord. No. 1999-17]

E. Other provisions.

- (1) Front yard areas may be utilized for parking, provided that no such parking shall be closer than 80 feet to the street line.
- (2) Storage of flammable liquids or gases shall be in accordance with the Township's Fire Prevention Code.^[1]
[1] Editor's Note: See Ch. 183, Fire Prevention.
- (3) The outdoor storage of material, equipment or refuse shall only be permitted if such storage is fenced and/or screened from public view in accordance with a plan approved by the Planning Board.

F. Relationship to residential lots.

- (1) No building, structure or railroad tracks shall be erected within 150 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone.
- (2) No parking area or driveway shall be located within 150 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone.
- (3) No tree having a caliber of more than three inches and located within 100 feet of any front, side or rear lot line that abuts or is the near street line opposite a residential zone or lot utilized for residential purposes in a commercial or industrial zone shall be removed unless such removal is in accordance with an approved site plan.
- (4) Prior to commencing construction of any building, structure, railroad tracks, driveway or parking areas, a permanent fence shall be constructed along the entire length of any front, side or rear lot line that abuts a residential zone or use. Such fence shall be at least six feet in height and shall be of a type and material approved by the Planning Board as part of site plan approval.
- (5) A buffer area 50 feet in width shall be provided along any front, side or rear lot line that abuts a residential zone or use. Such buffer area shall be suitably landscaped with trees, shrubs and/or ground cover in accordance with a landscaping plan approved by the Planning Board as part of site plan approval and as per § **220-100** of this chapter.

G. Signs are subject to the provisions of § **220-99** of this chapter.

H. Fences are subject to the provisions of § **220-95** of this chapter.

- I. Off-street parking is subject to the provisions of § **220-97** of this chapter.
- J. Off-street loading is subject to the provisions of § **220-98** of this chapter.

§ 220-91. CS Commercial Service District.

[Added 11-29-1990 by Ord. No. 56-90]

The following regulations shall apply in the CS District:

- A. All industrial uses in existence at the time of passage of this section.
- B. All residential uses in existence at the time of passage of this section.
- C. Permitted uses consisting of services used as follows, with sales permitted incidental to the service use:
 - (1) Finance, insurance and real estate services.
 - (2) Personal services.
 - (3) Repair services, including motor vehicles.
 - (4) Professional services.
 - (5) Lawn equipment sales and services.
 - (6) Pool equipment sales and services.
 - (7) Electrical and plumbing repair services.
 - (8) Computer services.
 - (9) Appliance repair.
- D. Permitted accessory uses.
 - (1) Customary accessory uses and buildings which are clearly incidental to the principal use and building.
- E. Area, yard and building requirements are as specified for this zone in the schedule of requirements in § **220-34D** of this chapter.
- F. Conditional uses. Uses requiring a conditional use permit are subject to the provisions of Article **IV** of this chapter.
 - (1) Public utilities.
- G. Signs are regulated as per § **220-99** of this chapter.
- H. Fences are subject to the provisions of § **220-95** of this chapter.
- I. Parking is regulated as per § **220-97** of this chapter.
- J. Off-street loading is subject to the provisions of § **220-98** of this chapter.
- K. Other provisions.
 - (1) The storage of flammable liquids and gases shall not be permitted above ground, except that where such liquids and gases are used as a heating fuel, they may be stored within the building in accordance with the Township's Fire Prevention Code.^[1]

[1] *Editor's Note: See Ch. 183, Fire Prevention.*

MARLBORO CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Zone	Minimum Size of Lot					Minimum Required Yard Area (feet)					Building Requirements			Maximum Percentage of Lot Coverage by Buildings and Structures	Maximum Percentage Impervious Lot Coverage	Floor Area Ratio (FAR)
	Required Lot Area and Gross Density		Minimum Lot Dimensions (feet)			Principal Building			Accessory Building		Building Height Principal/Accessory (feet)	Minimum Gross Floor Area (square feet)	Ground Floor Area (square feet)			
	Area (square feet or acre)	Density (lots/acre)	Lot Frontage (Interior Lots/Corner Lots)	Lot Widths (Interior Lots/Corner Lots)	Lot Depth	Front Yard Principal/Accessory	Each Side Yard	Rear Yard	Side Yard	Rear Yard						
MHD	As per § 220-67 of this chapter															
MHD-II	As per § 220-68 of this chapter															
MFD	As per § 220-69 of this chapter															
MFD-I Multifamily District	As per § 220-70 of this chapter															
MFD-II Multifamily District	As per § 220-71 of this chapter															
MFD-III Multifamily District	As per § 220-75 of this chapter															
MFD-IV Multifamily District	As per § 220-75.1 of this chapter															
PAC	As per § 220-76 of this chapter															
PAC-II	As per § 220-77 of this chapter															
RSCS	As per § 220-65 of this chapter															
OPT-1	30,000	—	100	100	150	40	10	20	10	10	35/15	1,200	1,000	25%	50%	
OPT-2	60,000	—	100	100	250	40	10	30	10	20	35/15	1,200	1,000	20%	50%	0.20
OPT-3	10	—	300	300	400	75	50	50	40	40	35/15	—	—	30%	60%	0.30
CS	2	—	250	250	300	75	50	50	40	40	35/15	1,200	1,000	30%	60%	0.30
C-1	As per § 220-50 of this chapter															
C-2	3	—	300	300	200	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-3	5	—	400	400	450	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-4	10	—	500	500	500	75	50	50	40	40	35/15	—	—	30%	60%	0.30
C-5	5	—	400	400	450	75	50	50	40	40	35/15	—	—	30%	60%	0.30
CIR	5	—	300	300	300	80	70	80	50	60	50/30	—	—	35%	60%	0.35
IOR	5	—	300	300	300	80	80	80	50	60	50/30	—	—	35%	60%	0.35
LI	3	—	300	300	300	80	70	80	50	60	50/30	—	—	35%	60%	0.35

POPULATION

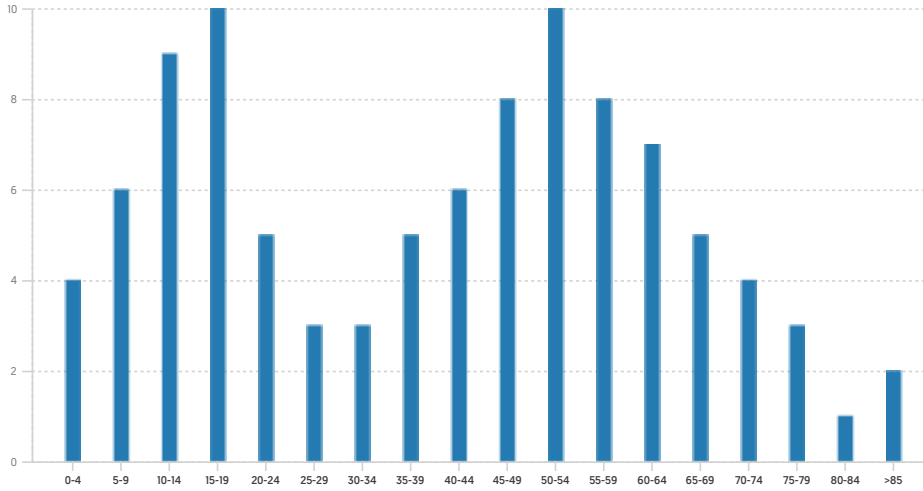
SUMMARY

Estimated Population	18,437
Population Growth (since 2010)	-21.5%
Population Density (ppl / mile)	1,483
Median Age	45.1

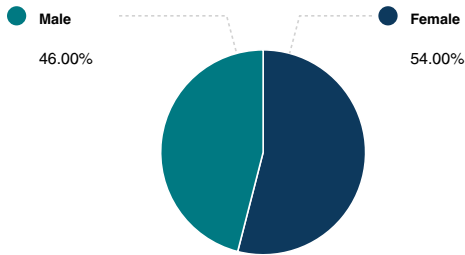
HOUSEHOLD

Number of Households	5,944
Household Size (ppl)	3
Households w/ Children	4,625

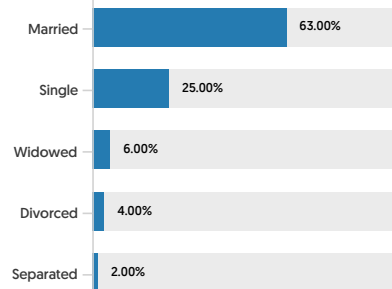
AGE



GENDER



MARITAL STATUS



HOUSING

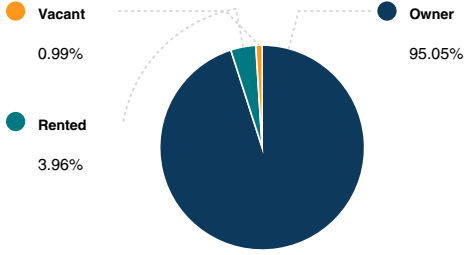
SUMMARY

Median Home Sale Price	\$562,200
Median Year Built	1985

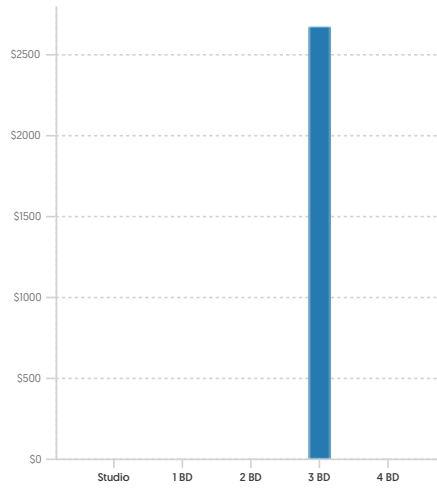
STABILITY

Annual Residential Turnover	5.29%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

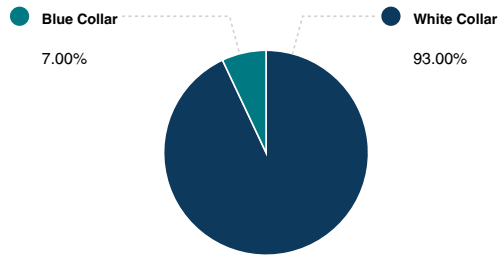


QUALITY OF LIFE

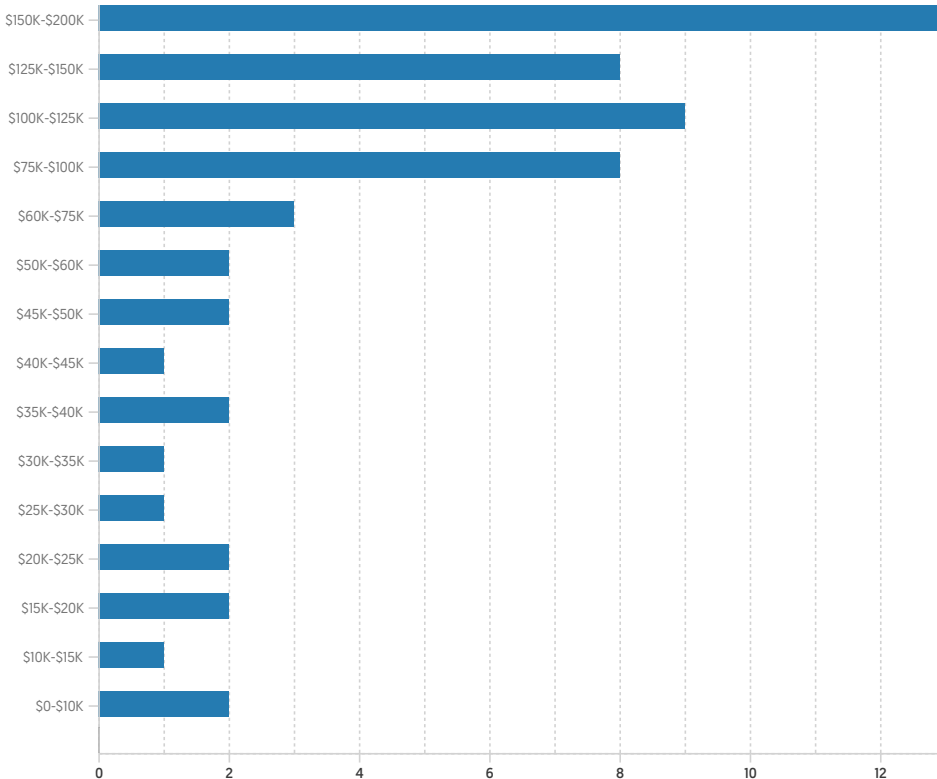
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	24
Mining	
Construction	229
Manufacturing	565
Transportation and Communications	321
Wholesale Trade	200
Retail Trade	999
Finance, Insurance and Real Estate	1,299
Services	2,753
Public Administration	225
Unclassified	

WORKFORCE



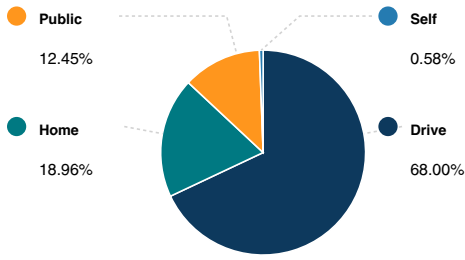
HOUSEHOLD INCOME



Average Household Income **\$172,765**

Average Per Capita Income **\$71,564**

COMMUTE METHOD



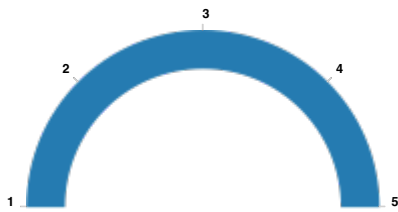
Median Travel Time **43 min**

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	23
Some High School	342
High School Graduate	1,961
Some College	1,219
Associate Degree	636
Bachelor's Degree	4,922
Graduate Degree	3,796

(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)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Celestion America	10 Timber Ln	(732) 683-2356	0.49	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Atlantic Offshore Fishery L.I.c	6 Birch Ln	(732) 206-6958	0.51	Fish Markets
Gathering Shops LLC	5 Lowry Ln	(917) 981-0245	0.86	Grocery Stores