

#5099 ~ Commercial Land

**525 Highway 33
Millstone, NJ 08535**

Land

**Block: 23
Lot: 5**

Land Size: 20 Acres

Tax Information

Land Assessment:	\$ 411,000.
Improvement Assessment:	\$ 428,400.
Total Assessment:	\$ 839,400.

Taxes:	\$ 20,859.
Tax Year:	2023
Tax Rate:	2.043/\$100
Equalization Ratio:	81.30%
Updated:	01/09/2024

Zoning: HC ~ Highway Commercial Zone

Remarks: 20 Acres of Commercial Land Fully Approved for 130,000 Sq. Ft. Warehouse. 26' Clear Ceiling Height, 20 Loading Docks, 2 Drive-In Bays and 83 Parking Spaces. Located Between Millstone Road and Smithburg Road. Easy Access to Highway 9, 130 and Interstate 95.

Price: \$ 11,700,000. ~ 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.

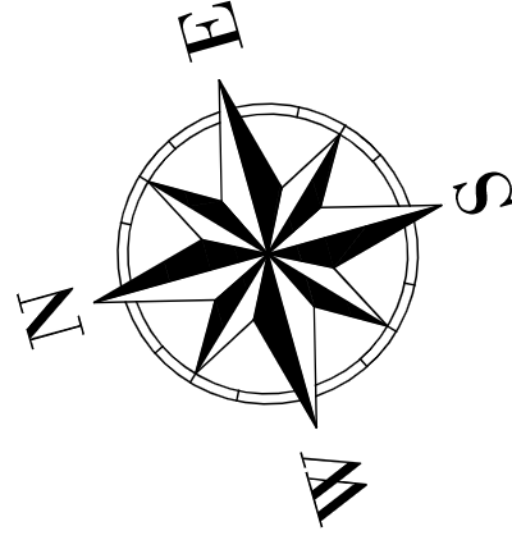
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com







NEW JERSEY STATE HIGHWAY ROUTE 33
(R.O.W. VARIES)



PCD - PLANNED COMMERCIAL DEVELOPMENT ZONE REQUIREMENTS

REQUIRED	PROVIDED
MINIMUM LOT AREA	20 ACRES
MINIMUM LOT WIDTH	846 FT.
MINIMUM LOT FRONTAGE	864 FT.
MINIMUM LOT DEPTH	1,137 FT.
MINIMUM FRONT YARD SETBACK	141 FT.
MINIMUM REAR YARD SETBACK	980 FT.
MINIMUM SIDE YARD SETBACK	121 FT.
MINIMUM COMBINED SIDE YARD SETBACK	390 FT.
MINIMUM ACCESSORY SIDE YARD SETBACK	50 FT.
MINIMUM ACCESSORY REAR YARD SETBACK	N/A
MAXIMUM BUILDING HEIGHT	30 FT. / 2 STORIES
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING COVERAGE	15.0%
MAXIMUM BUILDING FLOOR AREA RATIO	0.15
MINIMUM BUILDING SETBACK FROM RESIDENTIAL ZONE	300 FT.
MAXIMUM BUFFER TO RESIDENTIAL ZONE (WHICHEVER IS GREATER)	25% OF LOT DEPTH OR 150 FT. N/A

PARKING REQUIREMENTS

REQUIRED	PROVIDED
1 SPACE PER 5,000 SQ. FT. WAREHOUSE	25 SPACES
1 SPACE PER 200 SQ. FT. OFFICE	30 SPACES
TOTAL	55 SPACES

ESTIMATED AVERAGE DAILY SEWERAGE FLOW

USE	SIZE	UNIT FLOW	FLOW (GPD)
OFFICE	6,000 SQ. FT.	0.125	750
WAREHOUSE	124,242 SQ. FT.		
	25 1ST SHIFT / 1 PER 5,000 SQ. FT.	15	375
	25 2ND SHIFT / 1 PER 5,000 SQ. FT.	15	375
TOTAL			1,500 GPD

SIGN REQUIREMENTS

REQUIRED	PROVIDED
MAXIMUM SIZE	96 SQ. FT.
MINIMUM SETBACK	15 FT.
MAXIMUM HEIGHT	35 FT.

FIRE BUREAU NOTES

- Fire lanes shall be designated to provide efficient and effective operation of fire apparatus. Fire lanes shall be marked as follows:
 - Fire lanes shall be a minimum eighteen feet (18') in width.
 - Signs shall be posted at a maximum of seventy-five feet (75') apart and shall read "NO PARKING-FIRE LANE".
 - Business access roads or driveways shall display the wording "NO PARKING FIRE LANE".
 - The wording shall be a minimum of one hundred feet (100') apart and alternate in both directions of travel.
 - The letters shall be a minimum of twenty-four inches (24") high with a minimum of four-inch (4") strokes, using traffic paint.
- Install a Knox Rapid Entry System box on the exterior of the building to allow Fire Department access after normal business hours.
- Consult with the Fire Bureau and Fire Department before installing the Fire Department Connection (if required).

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING DEPRESSED CURB
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- EXISTING WOODLINE
- PROPOSED WOODLINE
- PROPOSED PAINTED STOP BAR
- PROPOSED HANDCAP RAMP
- PROPOSED OVERHEAD DOOR
- PROPOSED BUILDING I.D. SIGN
- PROPOSED STOP BAR
- PROPOSED 4" PAINTED YELLOW LINE
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- FRESHWATER WETLANDS

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, ARE THE PROPERTY OF PROFESSIONAL DESIGN SERVICES, L.L.C. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF PROFESSIONAL DESIGN SERVICES, L.L.C.

NO.	DATE	DESCRIPTION	BY
10	8/16/23	REVISED PER FSD	BY
9	5/26/22	REVISED PER FSD	BY
8	9/27/22	REVISED BUILDING LOCATION	BY
7	9/27/22	REVISED PER MILLSTONE TOWNSHIP PLANNING BOARD	BY
6	9/27/22	REVISED TO SHOW LIGHTING LEVELS TO PROPERTY LINES	BY
5	9/27/22	REVISED PER MILLSTONE TOWNSHIP SHINE WEE COMMISSION & AWARD	BY
4	9/27/22	REVISED PER MILLSTONE TOWNSHIP SHINE WEE COMMISSION & AWARD	BY
3	9/27/22	REVISED PER MILLSTONE TOWNSHIP SHINE WEE COMMISSION & AWARD	BY
2	9/27/22	REVISED PER MILLSTONE TOWNSHIP SHINE WEE COMMISSION & AWARD	BY
1	11/02/21	REVISED PER MILLSTONE TOWNSHIP PLANNING BOARD ENGINEER	BY

PDS

PROFESSIONAL DESIGN SERVICES, L.L.C.
CONSULTING ENGINEERS, LANDSCAPE ARCHITECTS, PLANNERS
ENVIRONMENTAL SCIENTISTS, CONSTRUCTION SERVICES
1267 APPROXIMATE ROAD, MILLSTONE TOWNSHIP, NEW JERSEY 08511
PHONE: 732-383-0600 FAX: 732-383-0601
ENGINEERING@PDSAL.COM WWW.PDSAL.COM
NEW JERSEY STATE BOARD OF P.E. & L.S.
CERTIFICATE OF AUTHORIZATION NO. 26A0815400

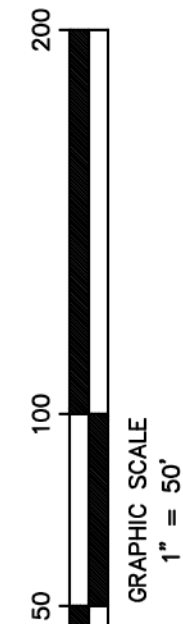
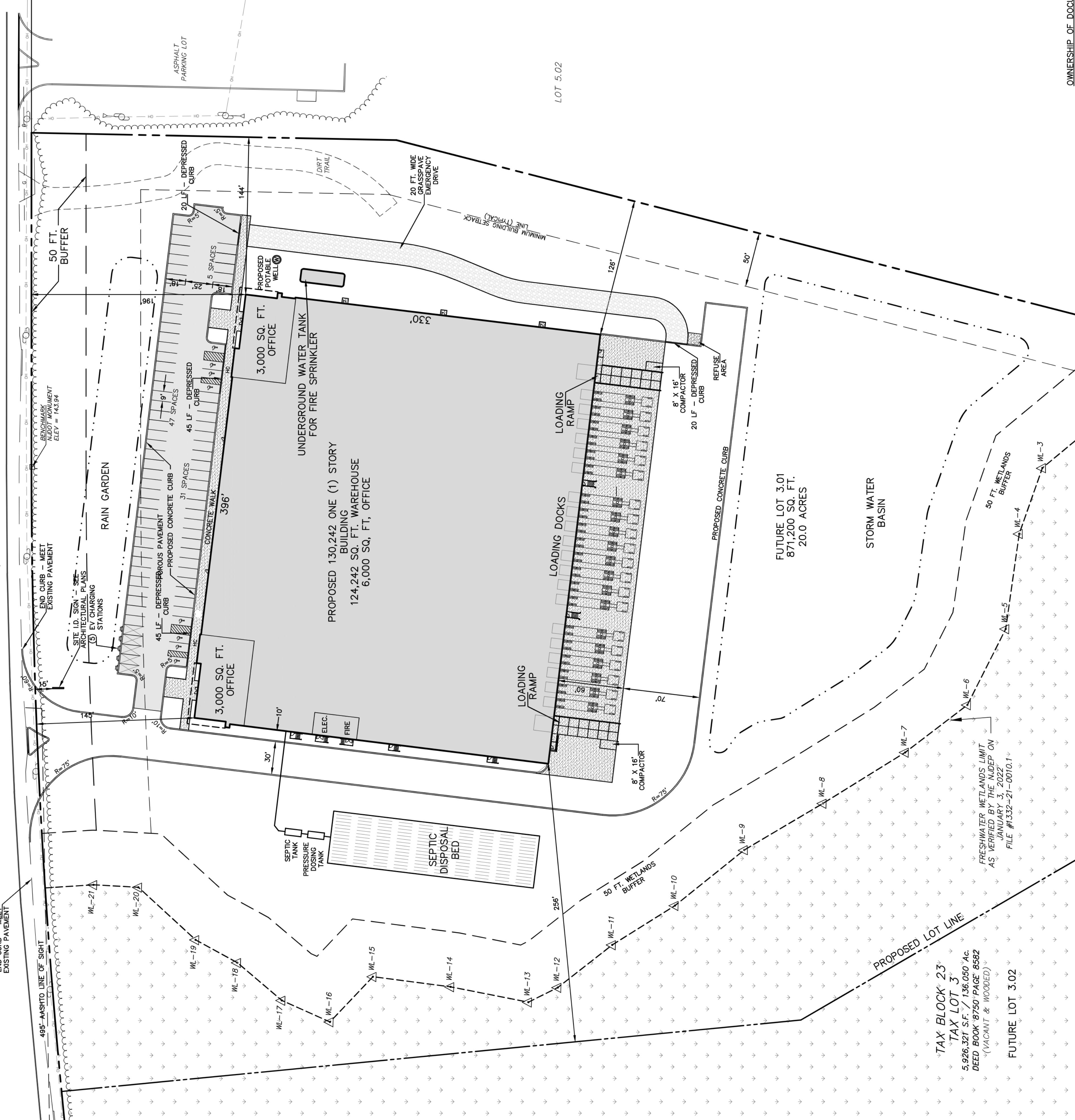
WILLIAM A. STEVENS, PE, P.P.
PROFESSIONAL ENGINEER, NEW JERSEY
PROFESSIONAL PLANET, NEW JERSEY
P.O. BOX 1000, MILLSTONE TOWNSHIP, NJ 08511

**PRELIMINARY & FINAL MAJOR SITE PLAN
SITE PLAN**

BLOCK 23 - LOT 3.01
(TAX MAP SHEET 8)

STATE HIGHWAY ROUTE 33
TOWNSHIP OF MILLSTONE
MONMOUTH COUNTY
NEW JERSEY

SCALE: 1" = 50'	DATE: JULY 7, 2023	JOB NUMBER: 321645	SHEET: 2
DRAWN BY: SDC	DESIGNED BY: IMB	CHECKED BY: WAS	20



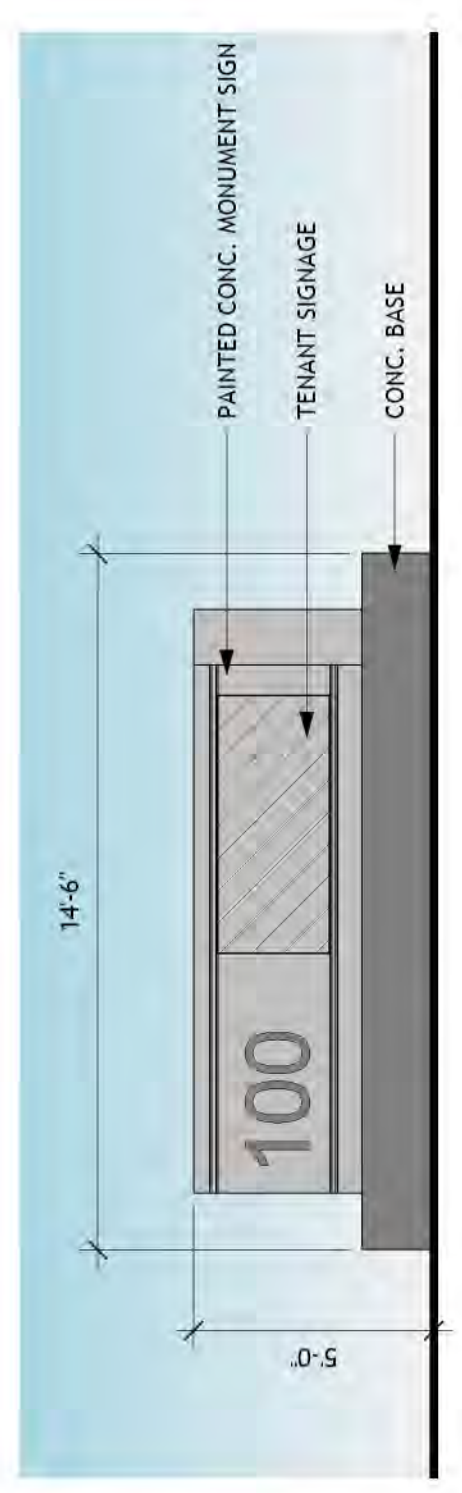
TAX BLOCK 23
TAX LOT 3
5,026.321 S.F. / 136,050 sq. ft.
DEED BOOK 8750 PAGE 8882
(VIGANT & WOODEN)
FRESHWATER WETLANDS LIMIT
AS VERIFIED BY THE NJDEP ON
JANUARY 3, 2022
FILE #1332-21-0010.1
FUTURE LOT 3.02

ELEVATION GENERAL NOTES

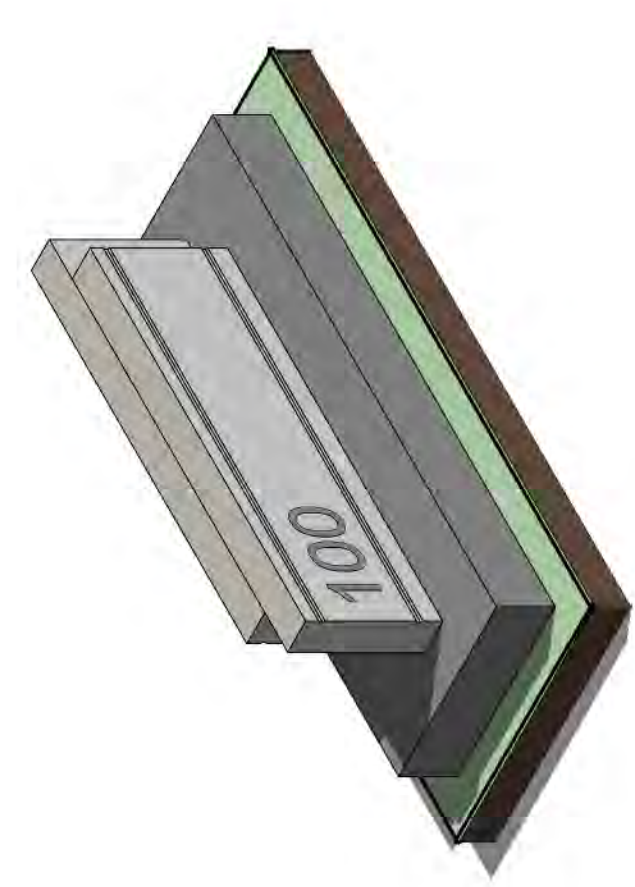
1. BUILDING HEIGHT TO BE 32.9' AS CALCULATED PER TOWNSHIP ORDINANCE.

MATERIALS LEGEND

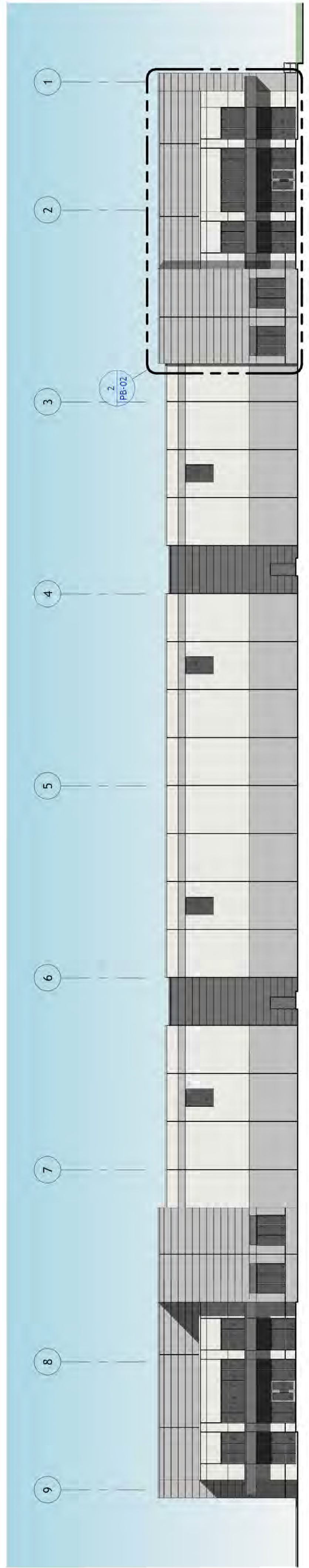
- GLASS AND GLAZING
- VISION GLASS
- PAINTED CONCRETE WALL PANELS
- PF-1 LIGHT GRAY
 - PF-2 MEDIUM GRAY
 - PF-3 DARK GRAY



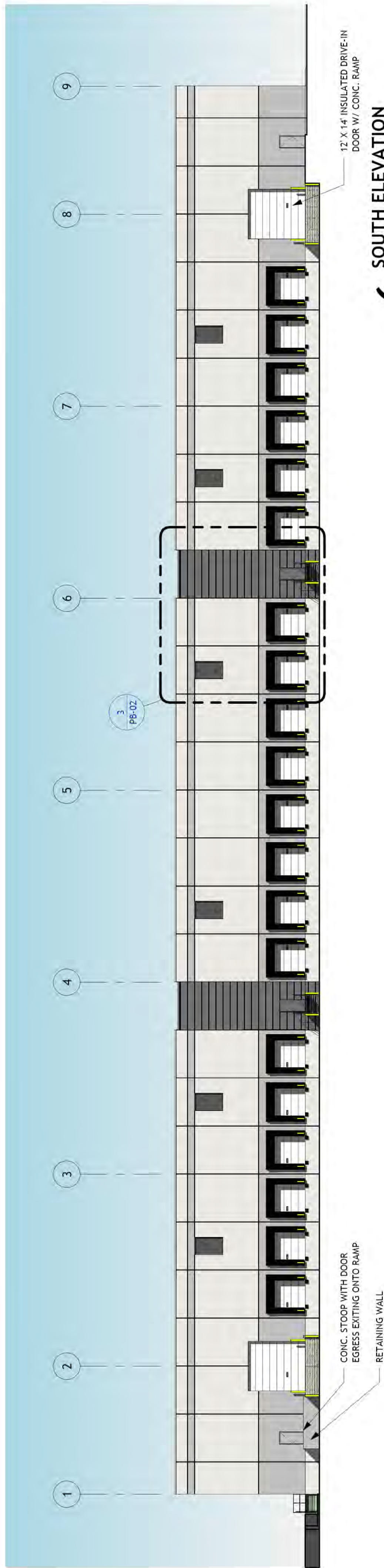
9 MONUMENT SIGN ELEVATION
 1/4" = 1'-0"



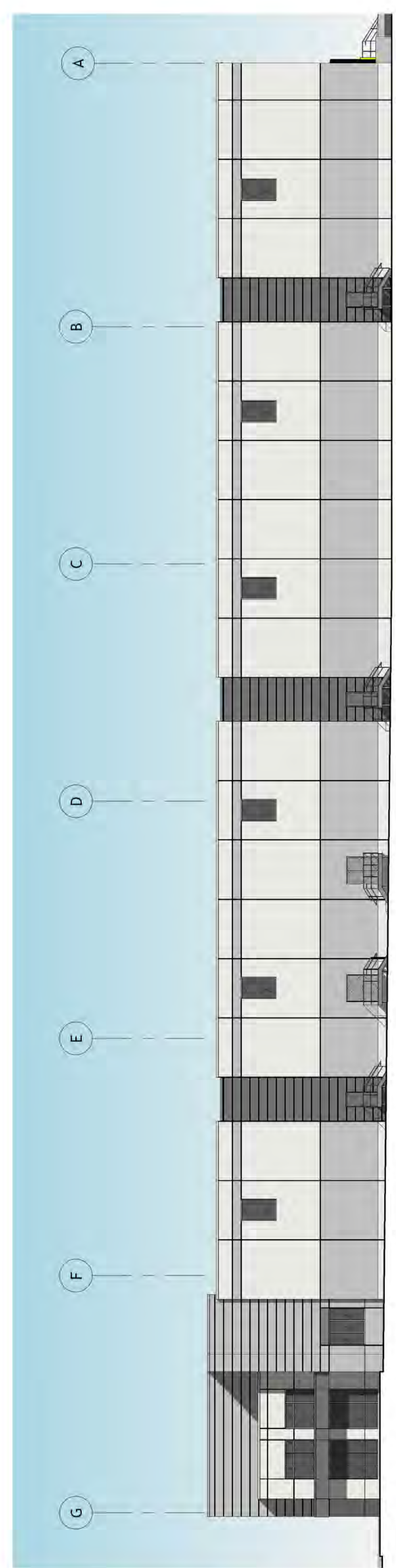
8 3D MONUMENT VIEW



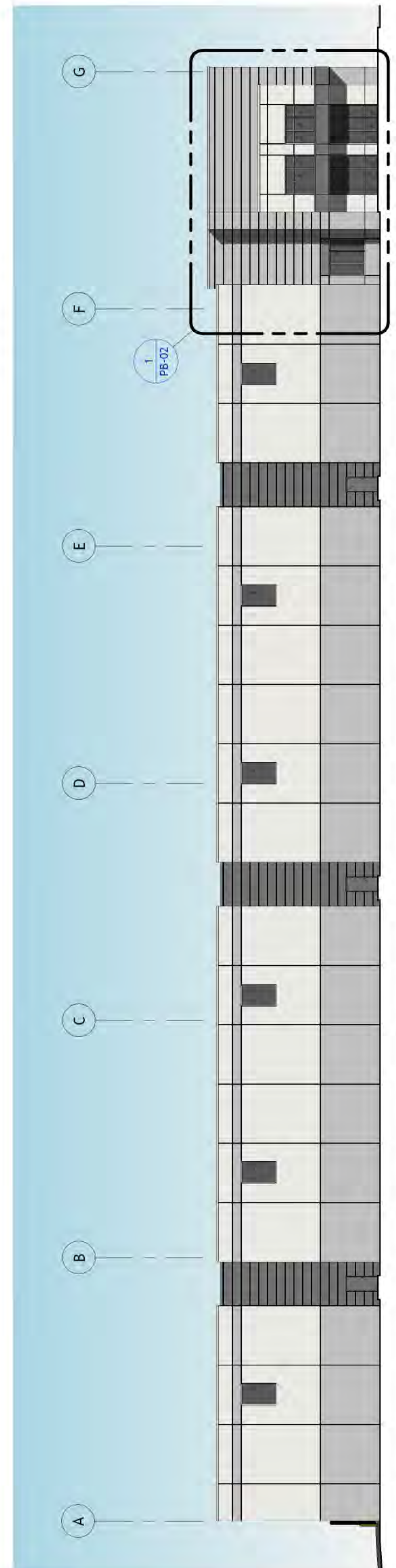
7 NORTH ELEVATION
 1" = 20'-0"



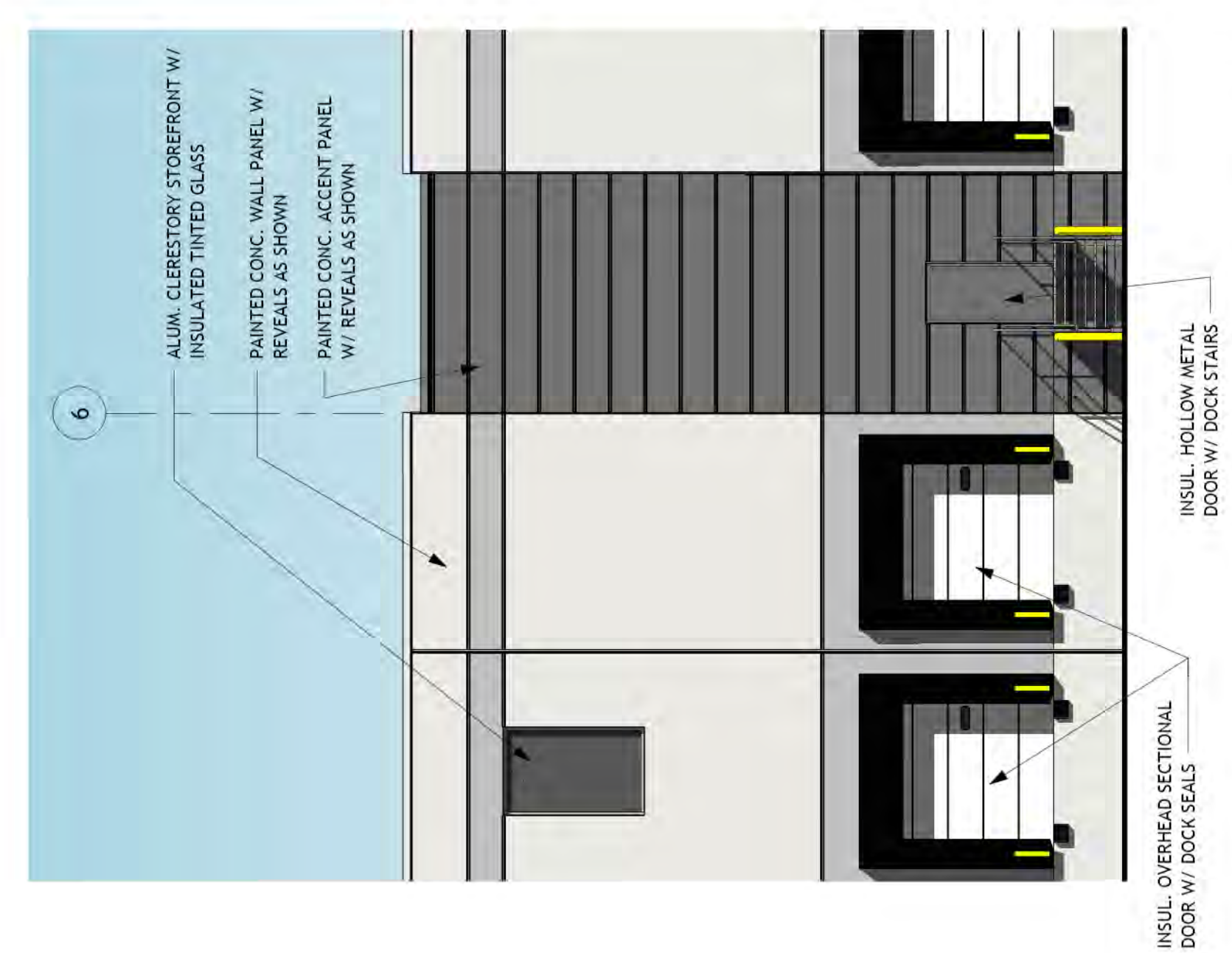
6 SOUTH ELEVATION
 1" = 20'-0"



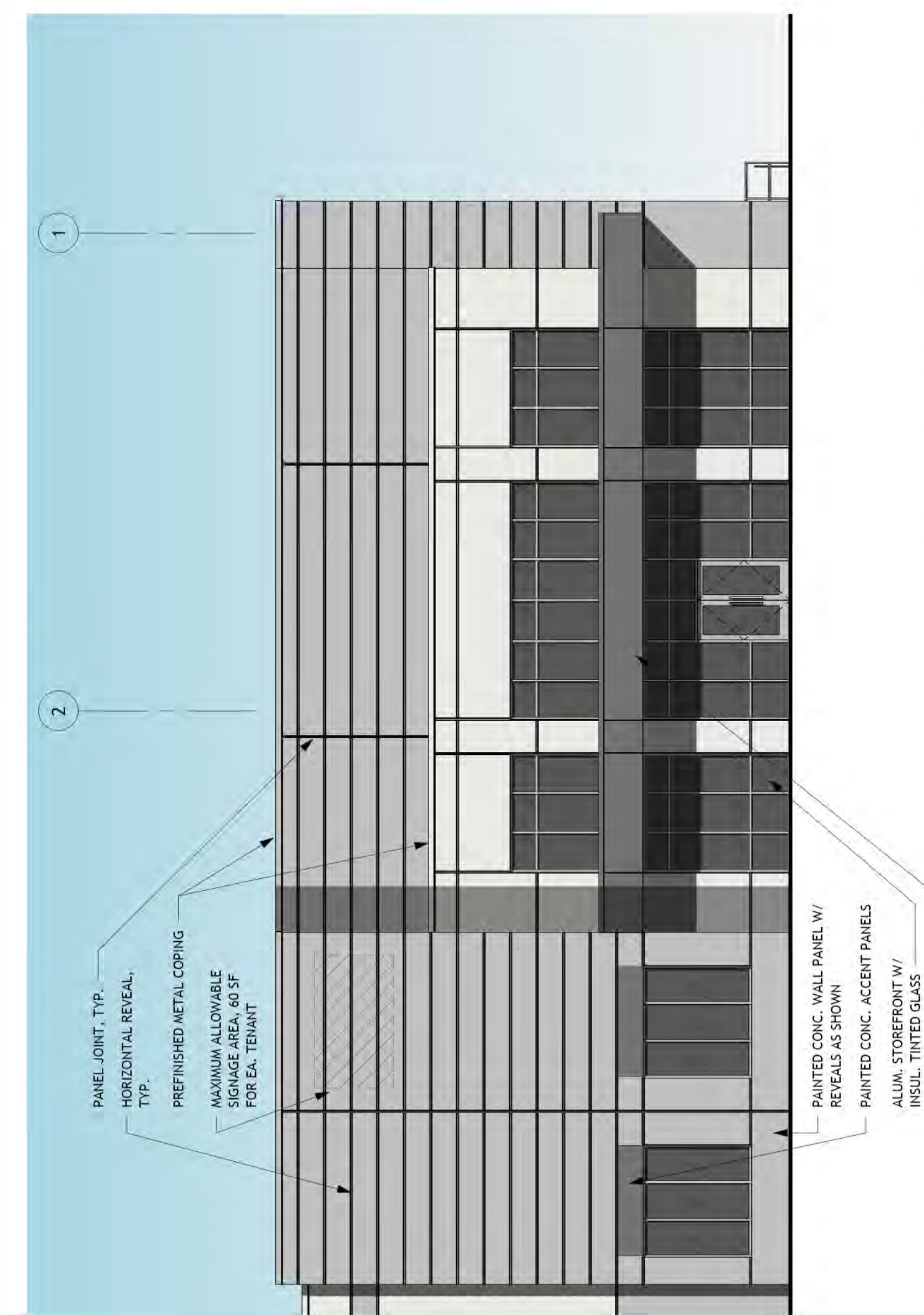
5 WEST ELEVATION
 1" = 20'-0"



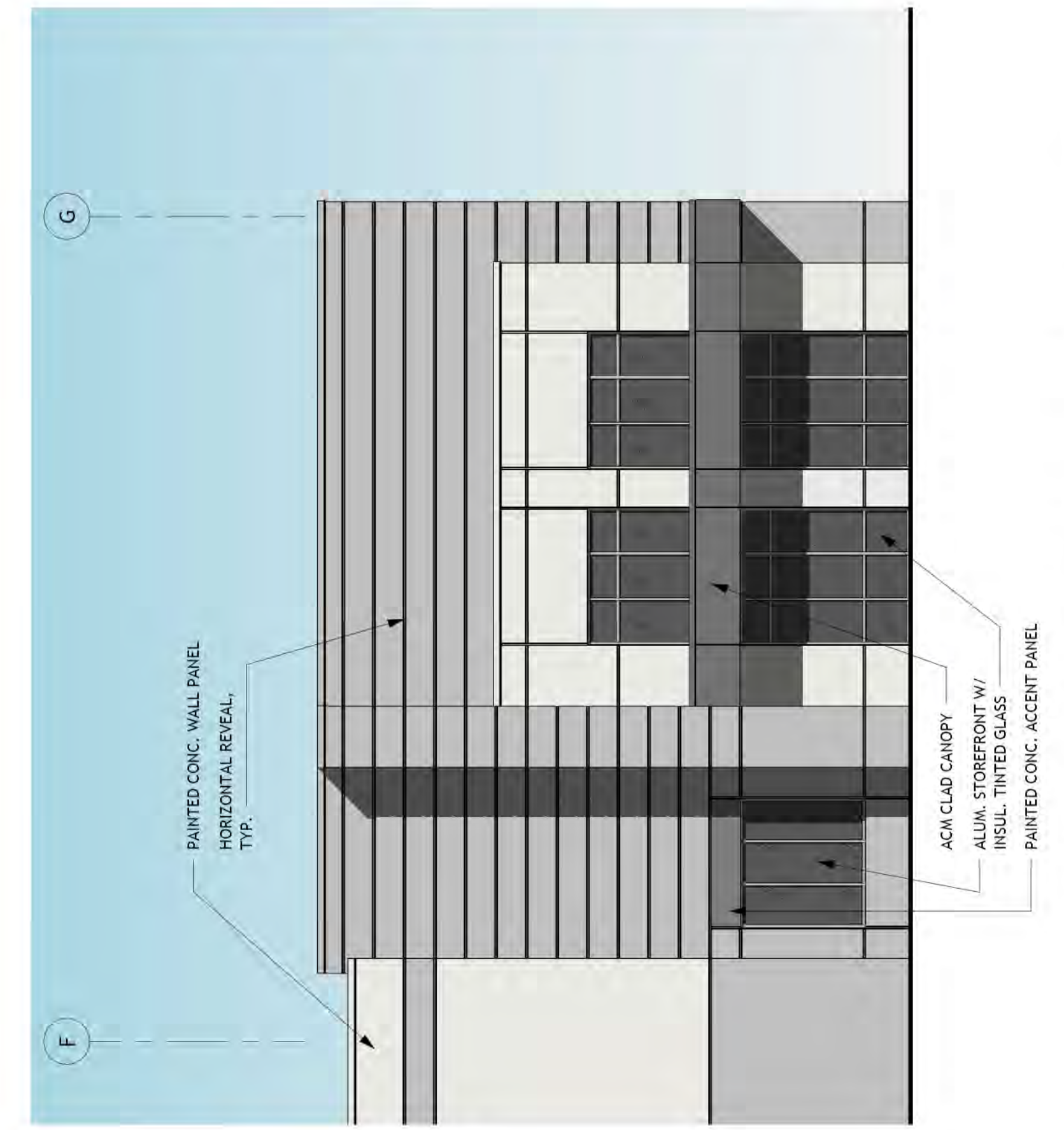
4 EAST ELEVATION
 1" = 20'-0"



3 ENLARGED DOCK ELEVATION
 1/8" = 1'-0"



2 ENLARGED ENTRANCE ELEVATION 2
 1/8" = 1'-0"



1 ENLARGED ENTRANCE ELEVATION 1
 1/8" = 1'-0"

ROUTE 33 MILLSTONE
 BLOCK 23, LOT 3
 TOWNSHIP OF MILLSTONE, MONMOUTH COUNTY, NJ

License Name: SEAN D. HADGER
 License No.: 21702179200
 Registration Expires: 07/31/23

Sean D. Hadger

3-4-2022
 The Professional Architect seal affixed to this sheet indicates that the named architect has prepared or supervised the preparation of this drawing and is responsible for its content. Other drawings and documents not exhibiting this seal shall not be considered prepared by or for the responsibility of the undersigned.

REVISION:

1	REV 1	3-4-2022
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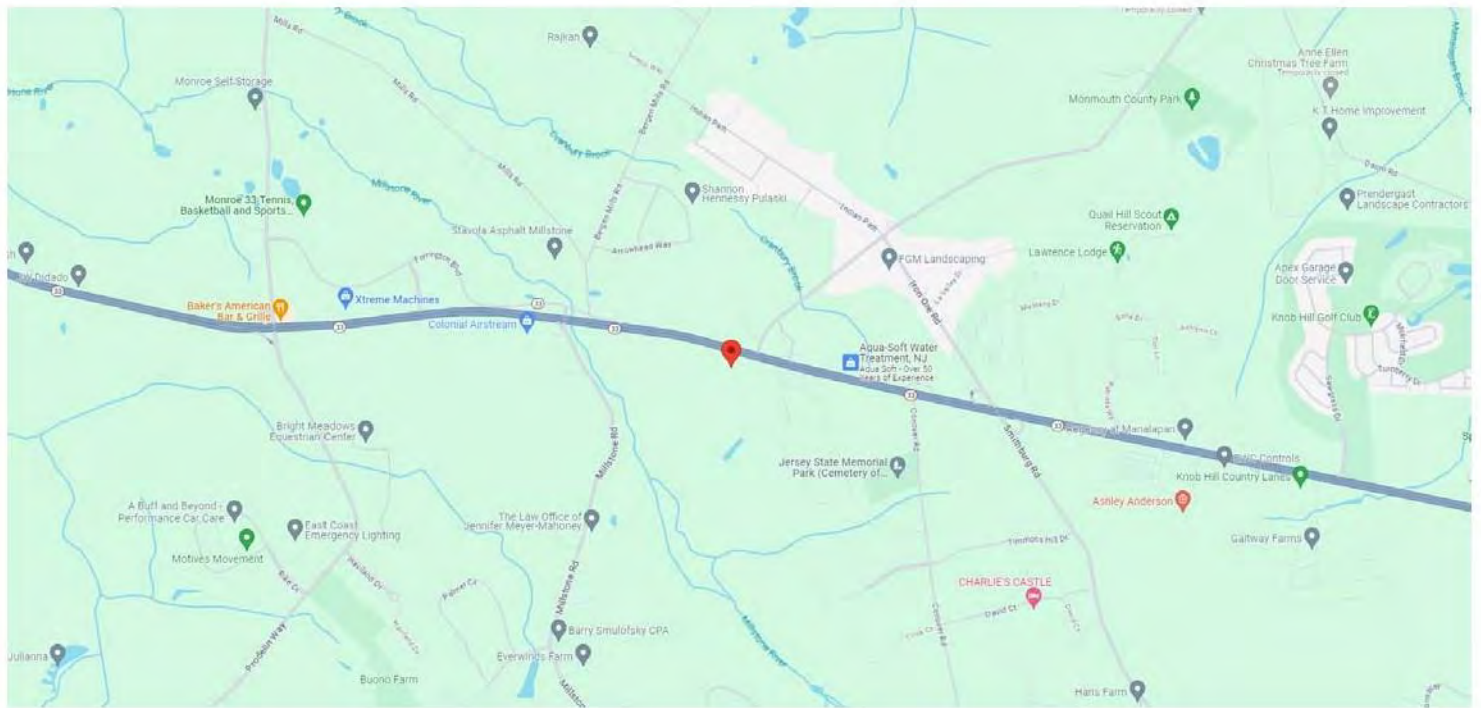
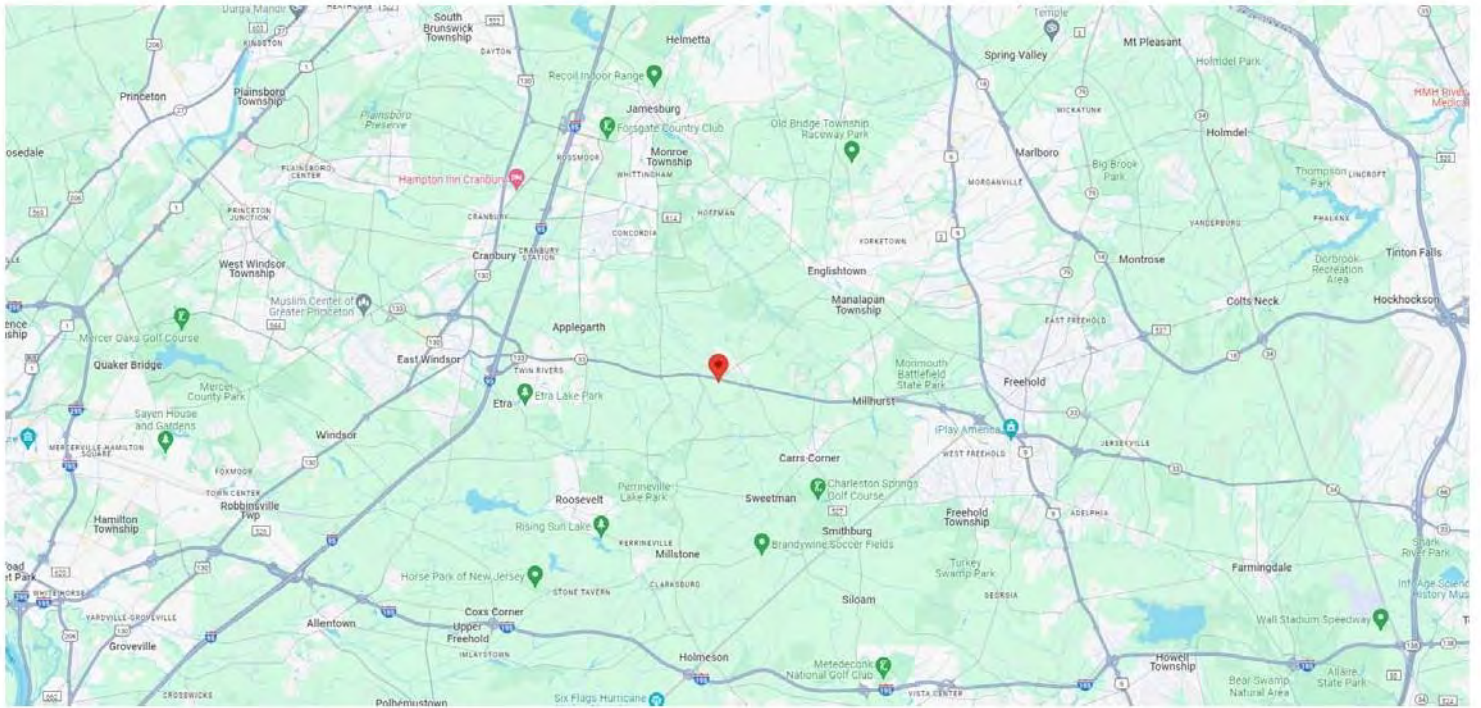
Sheet Issue Date: 3-4-2022

Job Number: 21075.00

Drawn By: KVV/AB

Checked By: TM

Drawing Title: BUILDING ELEVATIONS



WETLANDS MAP

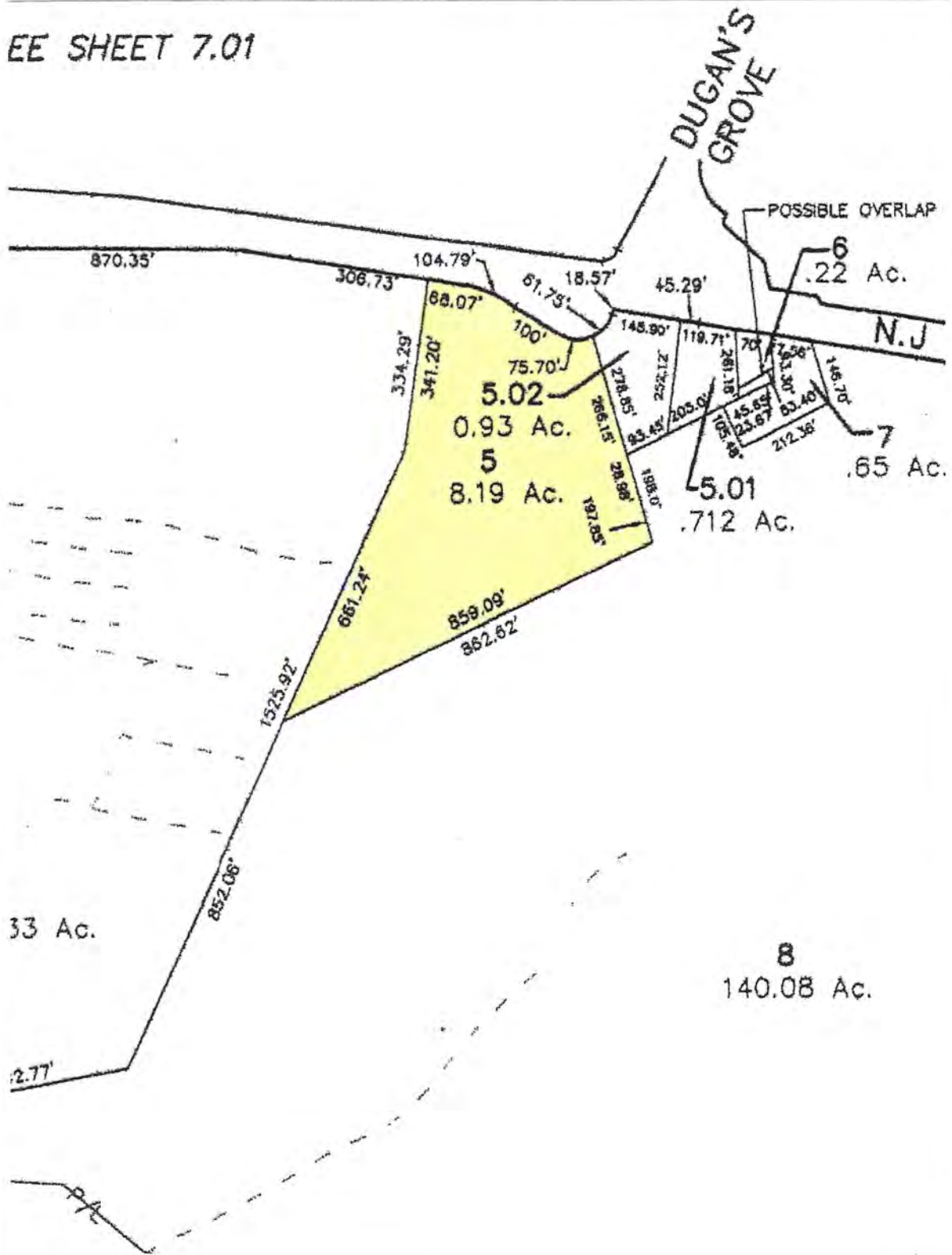


Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)

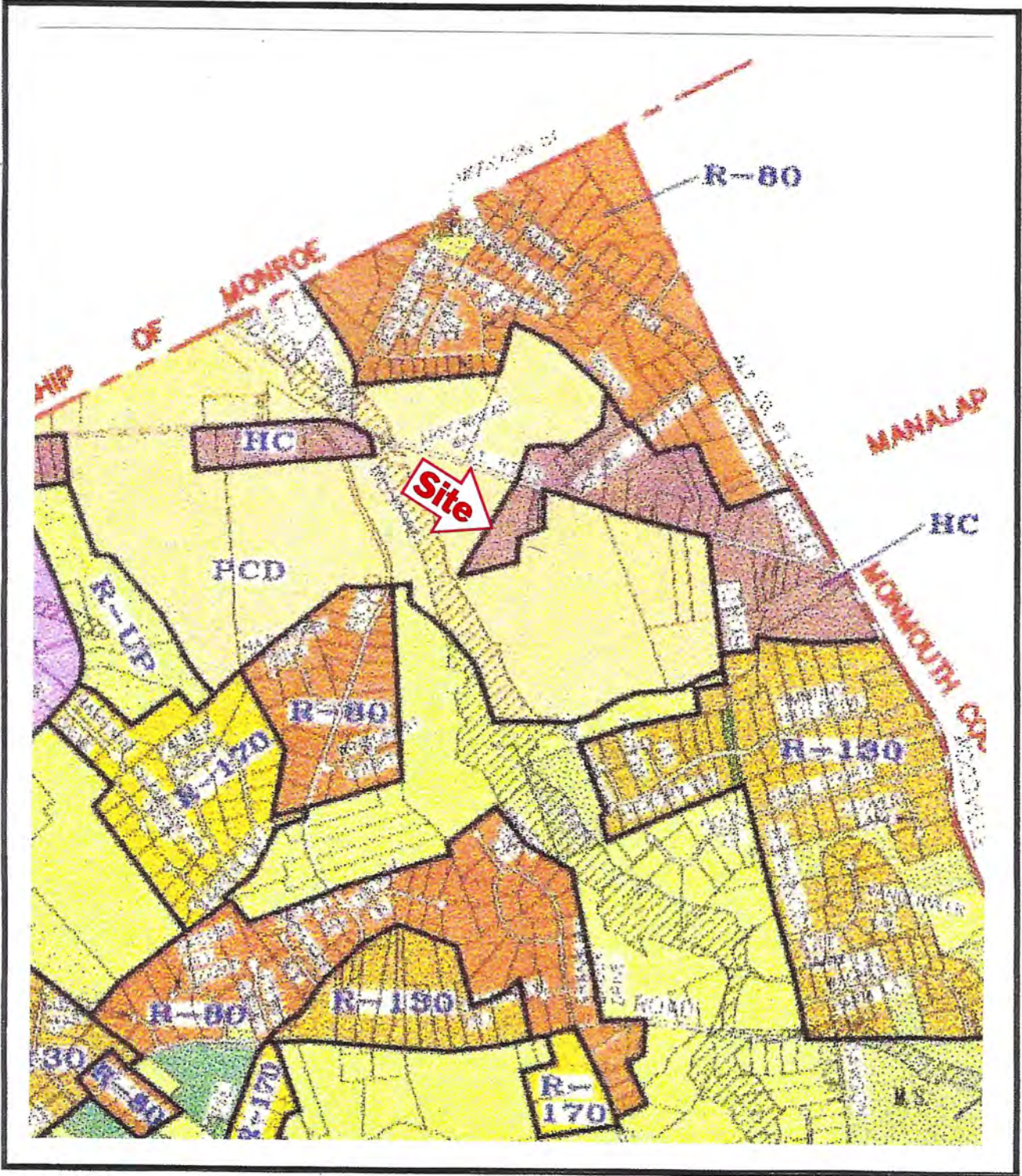
- AGRICULTURAL WETLANDS (MODIFIED)
- DECIDUOUS WOODED WETLANDS
- DISTURBED WETLANDS (MODIFIED)

TAX MAP LOCATION

EE SHEET 7.01



Zoning Map



§ 35-5-10.4. Schedule of Area, Yard and Building Requirements.

The following restrictions shall apply to all uses in this Zone unless specified otherwise herein:

- a. All restrictions as set forth in the Schedule of Area, Yard and Building Requirements of this chapter, and as specifically detailed below:

Regulation	Requirement
Minimum Lot Area	40,000 square feet
Minimum Lot Width/Frontage	150 feet
Minimum Lot Depth	200 feet
Minimum Front Yard Setback	75 feet
Minimum Side Yard Setback	30 feet
Minimum Combined Side Yard Setback	60 feet
Minimum Accessory Building Side and Rear Yard Setback	10 feet and 10 feet, respectively
Minimum Rear Yard Setback	50 feet
Maximum Height	35 feet; 2 stories
Maximum Percent Lot Coverage	70%
Maximum Percent Building Coverage	30%

- b. Detached dwellings shall meet the requirements of the R-80 Zone. (See § 35-5-8.)

§ 35-5-10.5. Other Provisions and Requirements.

- a. Off-street parking and loading space shall be provided in accordance with the requirements of Article 7.
- b. All uses permitted in this Zone, other than residential and agricultural uses, shall conform to the requirements of Article 4.

§ 35-5-11. HC, HIGHWAY COMMERCIAL ZONE.

[Ord. No. 96-16; Ord. No. 00-04 § III]

Purpose: The Highway Commercial zoning district is intended to provide for service and retail commercial users along County Routes 526, 571 and 537, New Jersey Route 33 and Burnt Tavern Road.

§ 35-5-11.1. Permitted Principal Uses.

[Ord. No. 00-04 § III; Ord. No. 03-24 § VI; Ord. No. 2015-05 § 1]

The following uses are permitted as a matter of right in this Zone:

- a. Retail trade establishments such as, but not limited to the following:
1. Bakery.
 2. Candy and confectionery store.
 3. Clothing store.
 4. Delicatessen.
 5. Drugstore.
 6. Florist.
 7. Grocery store.
 8. Hardware store.
 9. Liquor store.
 10. Newspaper, book and tobacco store.
 11. Category One and Category Two Restaurants.
 12. Toy store.
 13. Appliance store.

14. Tavern.
- b. Service trade establishments, limited to the following:
 1. Banks and similar forms of financial institutions.
 2. Barber shop.
 3. Beauty shop.
 4. Dry cleaning and laundry pick-up stations only. No dry cleaning or laundry is permitted on the premises.
 5. Medical, dental, optician and optometrist offices and professional offices including accounting, attorney, engineering, architectural, surveying, realtor, and similar types of offices.
 6. Repair service (radio, television, appliances, shoe, clothing, lawn and garden equipment, etc.)
 7. Undertaking and funeral homes.
 8. Pest control, electrical, plumbing, and auto parts.
 9. Dance school.
 10. Martial arts school.
 11. Fitness center.
 - c. Theaters, bowling alleys and similar forms of indoor commercial recreation.
 - d. Ice and roller skating rinks.
 - e. Indoor and outdoor tennis courts and swim clubs.
 - f. Health spas shall be contained in a structure and shall meet requirements of Schedule of Area, Yard and Building Requirements as to minimum gross floor area.
 - g. Quasi-public buildings and facilities for group assemblies, including patriotic societies, lodges, veterans' organizations, fraternal, charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6.
 - h. Farms and agriculture.
 - i. Child-care centers.

§ 35-5-11.2. Permitted Accessory Uses.

[Ord. No. 00-04 § III]

The following accessory uses normally incidental to a permitted farm operation are permitted:

- a. Customary farm buildings other than residential.
- b. Structures or areas for the sale of farm products not in excess of 1,000 square feet.
- c. Accessory sheds that are utilized for the purposes of storing equipment for on-site use, subject to the height and size requirements of the accessory buildings and structures section of this chapter^[1] and the setback requirements found in the Schedule of Area, Yard and Building Requirements.
[Added 5-20-2020 by Ord. No. 20-12]

[1] *Editor's Note: See § 35-4-9, Accessory Buildings and Structures.*

§ 35-5-11.3. Conditional Uses.

[Ord. No. 99-24, § I; Ord. No. 00-04 § III; Ord. No. 03-24 § VI]

The following use may be permitted after application to and approval of the Planning Board:

- a. Golf courses subject to the standards and conditions as set forth in Article 6.
- b. Swim clubs subject to the standards and conditions as set forth in Article 6.

§ 35-5-11.4. Schedule of Area, Yard and Building Requirements.

[Ord. No. 00-04 § III]

The following restrictions shall apply to all uses in the Zone as set forth in the Schedule of Area, Yard and Building Requirements of this chapter and as specifically detailed below:

Regulation	Requirement
Minimum Lot Area	3 acres
Minimum Lot Width/Frontage	250 feet
Minimum Lot Depth	450 feet
Minimum Front Yard Setback	100 feet
Minimum Side Yard Setback	40 feet
Minimum Combined Side Yard Setback	100 feet
Minimum Rear Yard Setback	75 feet
Accessory Building	
Minimum Side Yard Setback	20 feet
Minimum Rear Yard Setback	75 feet
Maximum Height	30 feet; 2 stories
Maximum Percent Lot Coverage	50%
Maximum Percent Building Coverage	25%

§ 35-5-11.5. Other Provisions and Requirements.

[Ord. No. 00-04 § III; Ord. No. 03-24 § VI]

All uses permitted in this Zone shall conform to the following requirements:

- a. Off-street parking and loading space shall be provided in accordance with the requirements of Article 7.
- b. All uses permitted in this Zone, other than agricultural uses, shall conform to the requirements of Article 4.
- c. Outdoor sales areas and outdoor storage areas of merchandise, products, or materials shall be prohibited except for permitted agricultural uses.

§ 35-5-12. HC-1, HIGHWAY COMMERCIAL.

[Ord. No. 03-24 § VII]

Purpose: The Highway Commercial HC-1 zoning district is intended to provide for services and retail commercial uses along County Route 537 and recognizes the existence of fast food restaurants, convenience shopping and the potential for other uses to serve the needs of the tourist trade generated by Great Adventure and other travelers exiting off I-195.

[1] *Editor's Note: Section 35-5-12, "CI, Commercial Industrial Zone" was deleted in its entirety by Ord. No. 00-04 § V.*

§ 35-5-12.1. Permitted Principal Use.

[Ord. No. 03-24 § VII; Ord. No. 2015-05 § 2]

The following uses are permitted as a matter of right in this Zone:

- a. Retail trade establishments such as but not limited to the following:
 1. Bakery.
 2. Candy and confectionery store.
 3. Clothing store.
 4. Delicatessen.
 5. Drugstore.
 6. Florist.
 7. Grocery store.
 8. Hardware store.
 9. Liquor store.
 10. Newspaper, book and tobacco store.
 11. Toy store.
 12. Appliance store.

525 State Route 33, Millstone Township, NJ 08535-8103, Monmouth County

APN: 33-00023-0000-00005 CLIP: 8581944175

POPULATION

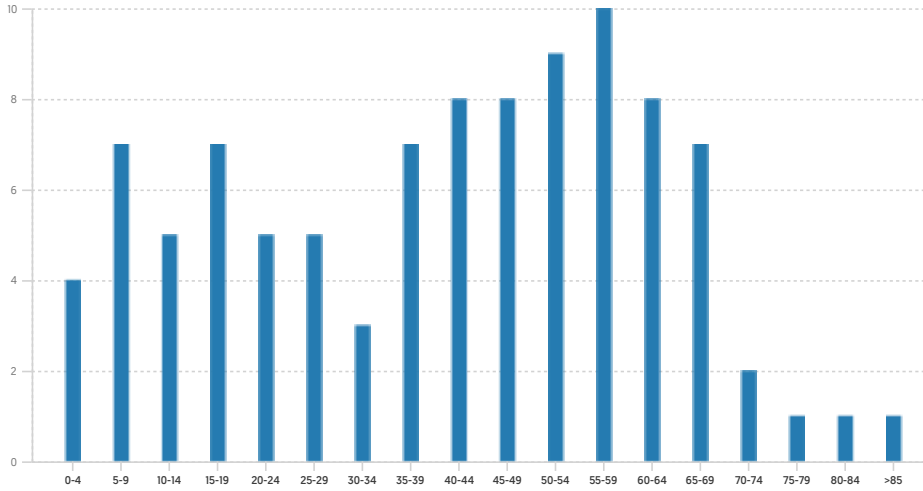
SUMMARY

Estimated Population	5,189
Population Growth (since 2010)	-22.2%
Population Density (ppl / mile)	272
Median Age	43.5

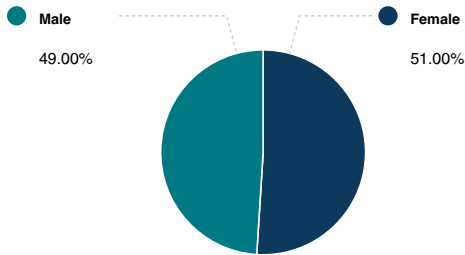
HOUSEHOLD

Number of Households	1,669
Household Size (ppl)	3
Households w/ Children	1,090

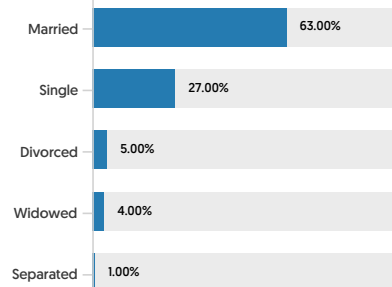
AGE



GENDER



MARITAL STATUS



HOUSING

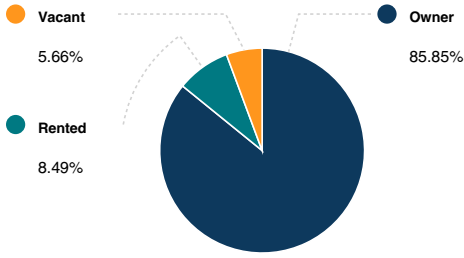
SUMMARY

Median Home Sale Price	\$590,900
Median Year Built	1990

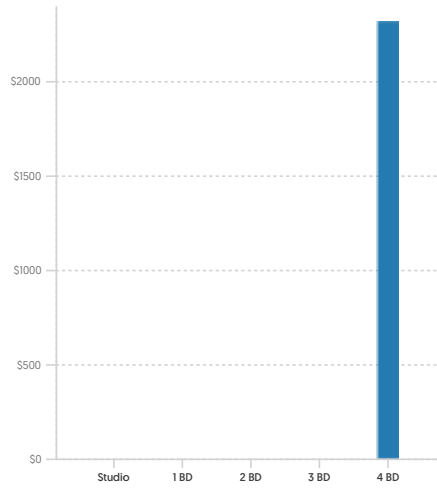
STABILITY

Annual Residential Turnover	10.01%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

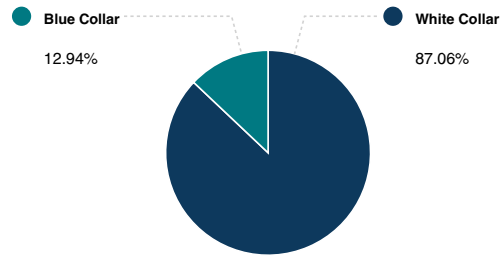


QUALITY OF LIFE

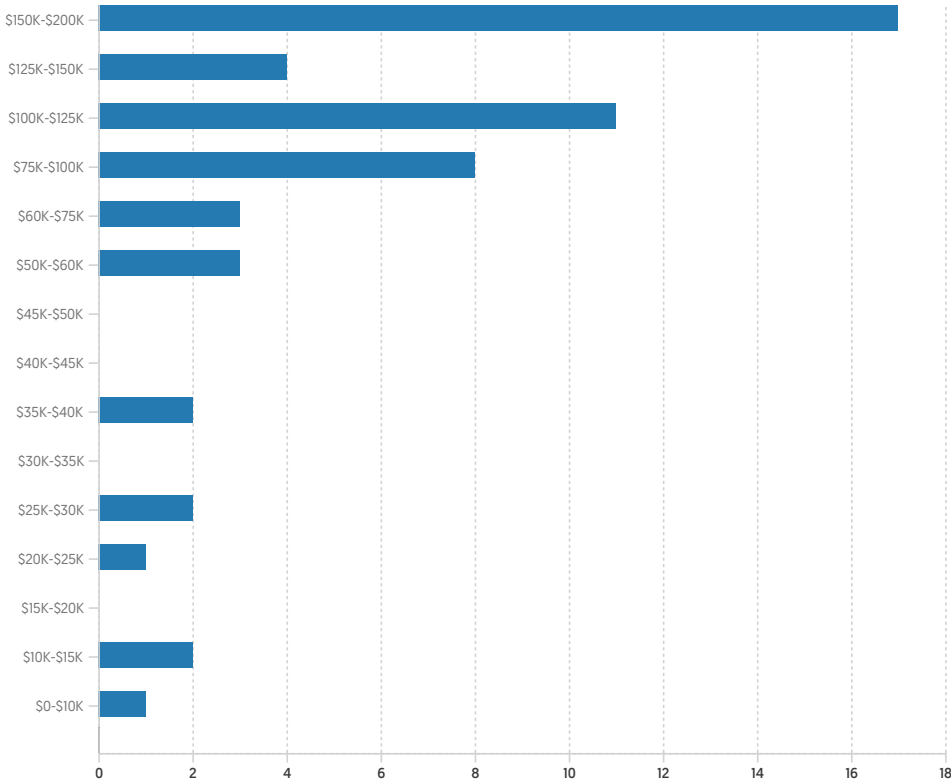
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	45
Mining	
Construction	182
Manufacturing	226
Transportation and Communications	105
Wholesale Trade	44
Retail Trade	389
Finance, Insurance and Real Estate	390
Services	882
Public Administration	217
Unclassified	

WORKFORCE



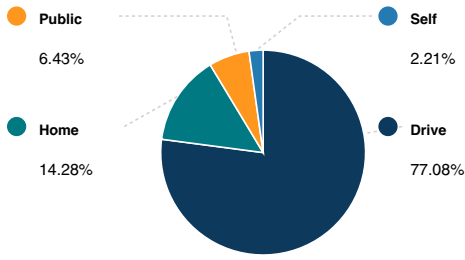
HOUSEHOLD INCOME



Average Household Income **\$191,068**

Average Per Capita Income **\$79,341**

COMMUTE METHOD



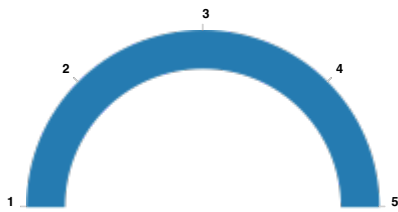
Median Travel Time **41 min**

WEATHER

January High Temp (avg °F)	39.4
January Low Temp (avg °F)	22.2
July High Temp (avg °F)	85.7
July Low Temp (avg °F)	63.7
Annual Precipitation (inches)	46.77

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	27
Some High School	158
High School Graduate	673
Some College	534
Associate Degree	219
Bachelor's Degree	1,646
Graduate Degree	695

(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
Indulge By Chavi	514 Hwy 33	(732) 598-9192	0.24	Eating Places
Trattoria Tre Colorea Restaurant	480 State Route 33	(732) 446-1500	0.5	Pizza Restaurants
A Bar 401 LLC	304 Windcrest Ct	(732) 786-1833	0.74	Bar (Drinking Places)
Simply Jerk Jamaican Grill Limited Liability Company	3 Palmer Cir	(732) 641-2420	0.97	Family Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Country Store & Deli	454 State Route 33	(732) 446-2098	0.69	Delicatessen Stores