

## #5124 ~ Industrial Building

**10 Farrington Boulevard  
Millstone, NJ 08535**

**Industrial**

**Block: 18  
Lot: 2.03**

**Land Size: 14.93 Acres  
Building Size: 102,905 Sq. Ft.**

### **Tax Information**

**Land Assessment: \$ 331,200.  
Improvement Assessment: \$ 0.  
Total Assessment: \$ 331,200.**

**Taxes: \$ 8,230.  
Tax Year: 2023  
Tax Rate: 1.916/\$100  
Equalization Ratio: 73.65%  
Updated: 03/28/2024**

**Zoning: PCD ~ Planned Commercial Development District**

**Remarks: New Construction! 102,905 Sq. Ft. Industrial Building Located Just Off Highway 33. Ten Loading Docks and One Drive-In Door. Approximately 30' Clear Height, 2,000 Amps Power (Expandable), LED Motion Sensor Lighting and ESFR Sprinkler. 2,500-5,000 Sq. Ft. Dedicated Office Space (Two Floors). Parking for 33 Cars. Delivery Date Q3 2024. Easy Access to Highway 9, 33 and Interstate 95.**

**Price: \$ 16./Sq. Ft. + \$ 3.50 NNN ~ Lease**

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

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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)

**102,905 SF | DELIVERING Q3 2024**



**CONSTRUCTION PROGRESS:**



**BRAND NEW  
CONSTRUCTION  
UNDERWAY**



**HIGH QUALITY  
NEIGHBORING  
CORPORATE  
TENANTS**

# CONSTRUCTION UPDATE

DELIVERING Q3 2024





— Road Centerlines of NJ

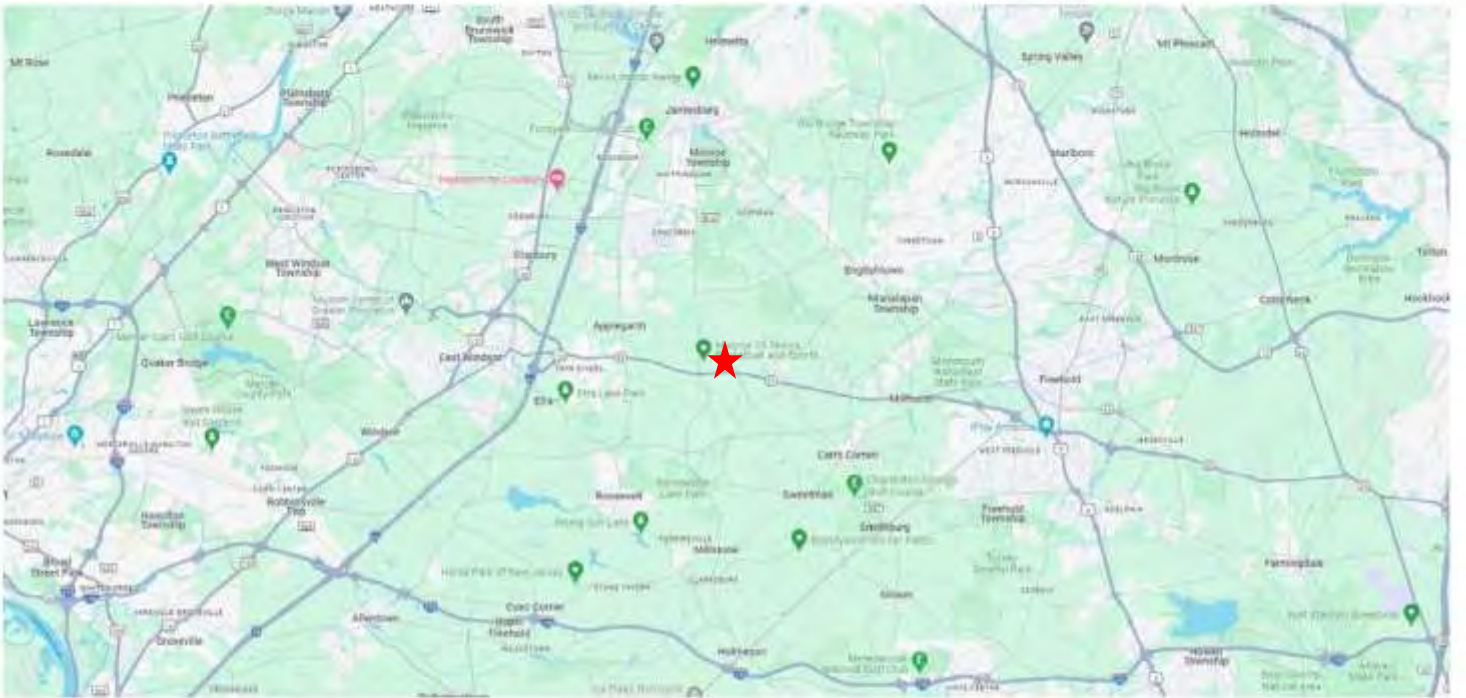


— Road Centerlines of NJ



## Building Specifications

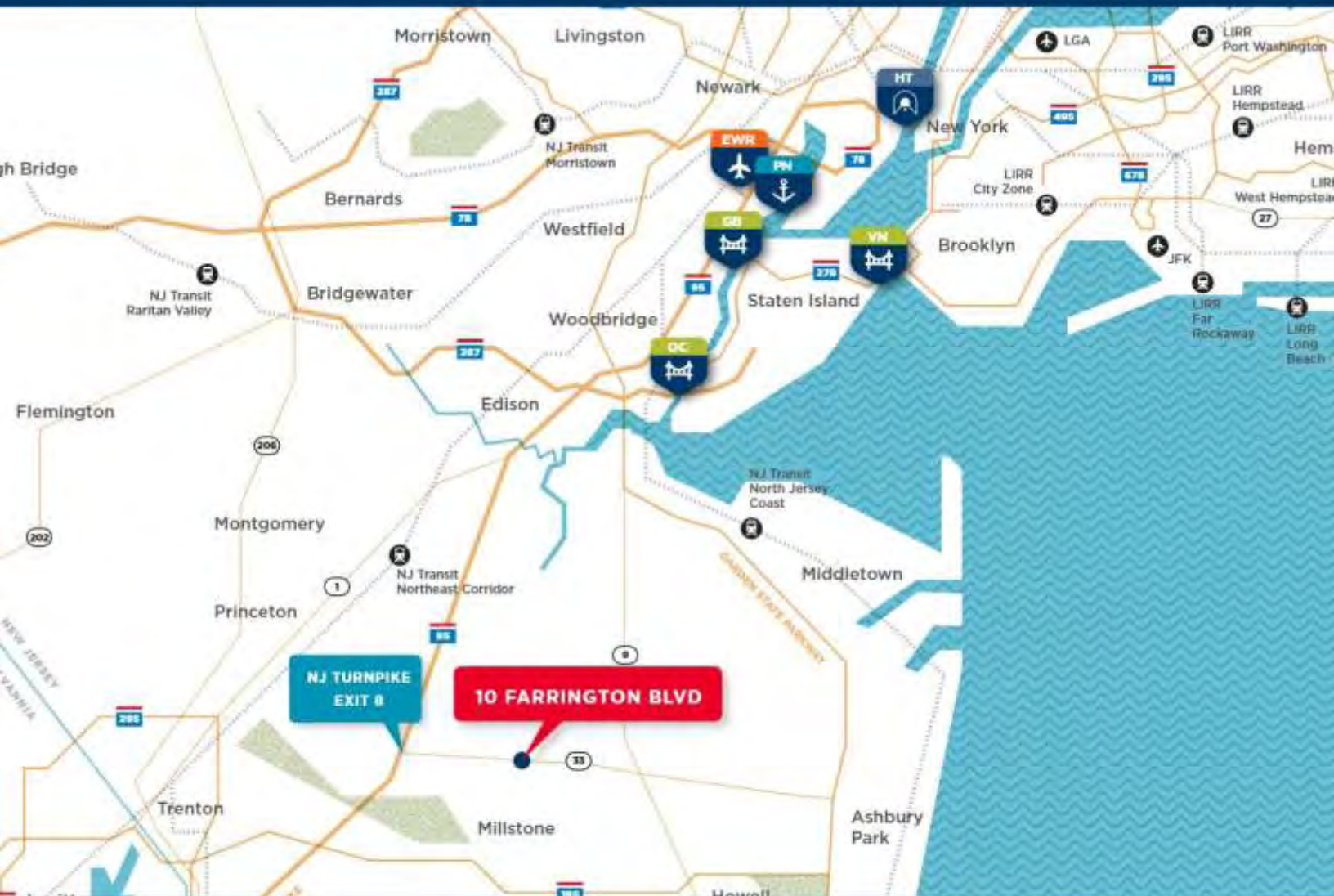
<b>Building Size</b>	102,905 SF	<b>Car Parking</b>	33 Spaces
<b>Delivery Date</b>	Q3 2024	<b>Clear Height</b>	Approx 30'
<b>Office Size</b>	2,500-5,000 SF (2 Floors)	<b>Lighting</b>	LED Motion Sensor
<b>Loading Docks</b>	10 Docks	<b>Power</b>	2,000 Amps (Expandable)
<b>Drive-In Doors</b>	1 Drive-In	<b>Sprinkler</b>	ESFR



# EXCELLENT HIGHWAY CONNECTIVITY

A premier Millstone location that is close directly off of Route 33 and close proximity to Route 9 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey , NYC and Philadelphia,

Route 33	0.2 mi
NJ Turnpike Exit 8	5 mi
Route 9	7.5 mi
Newark Airport	40 mi
Port Newark/Elizabeth	45 mi
Midtown NYC	54 mi
Philadelphia	50 mi



**40 Minutes**  
to Newark Airport



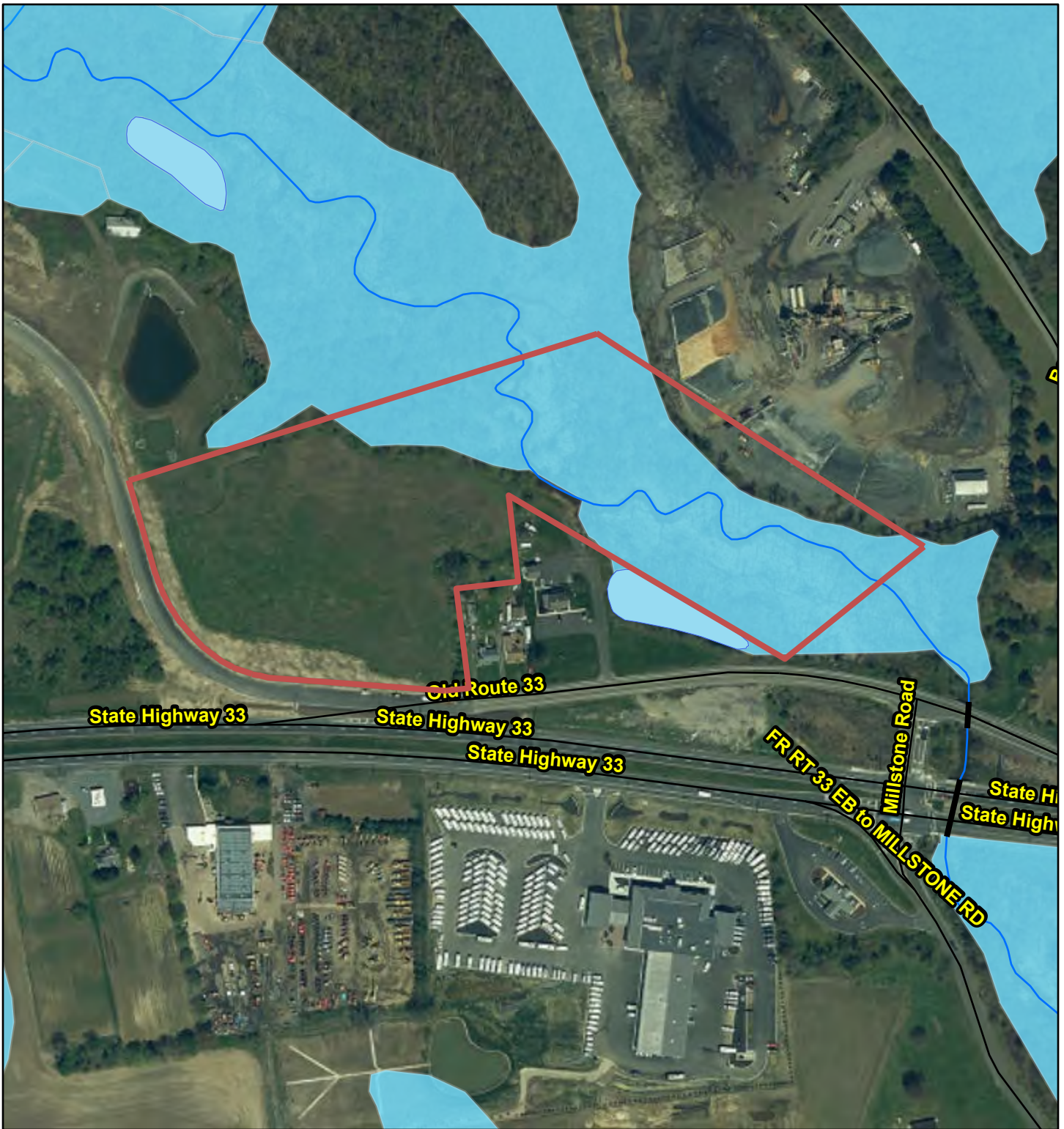
**45 Minutes**  
to Port of Newark



**1 Hour**  
to Philadelphia Airport

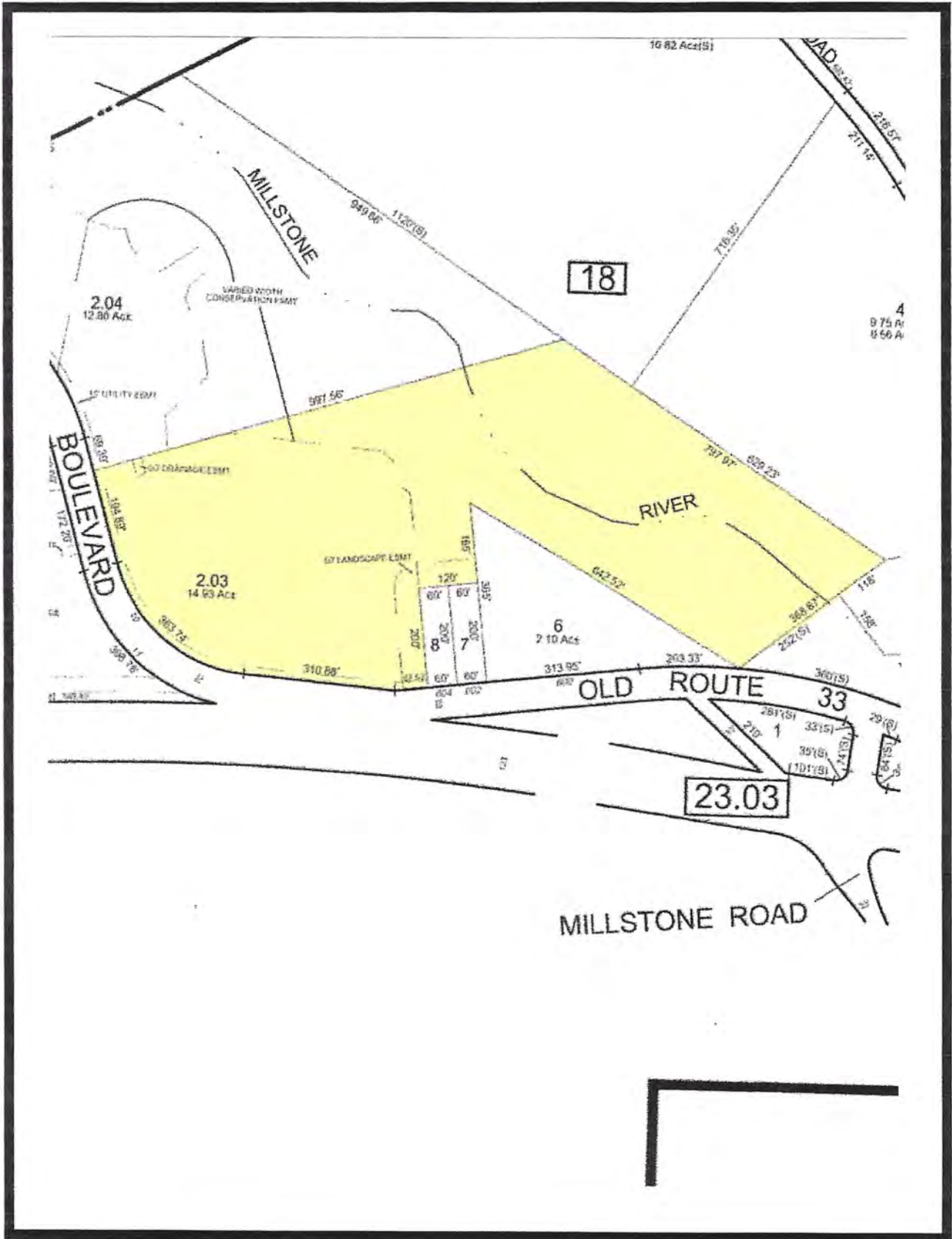


# WETLANDS MAP

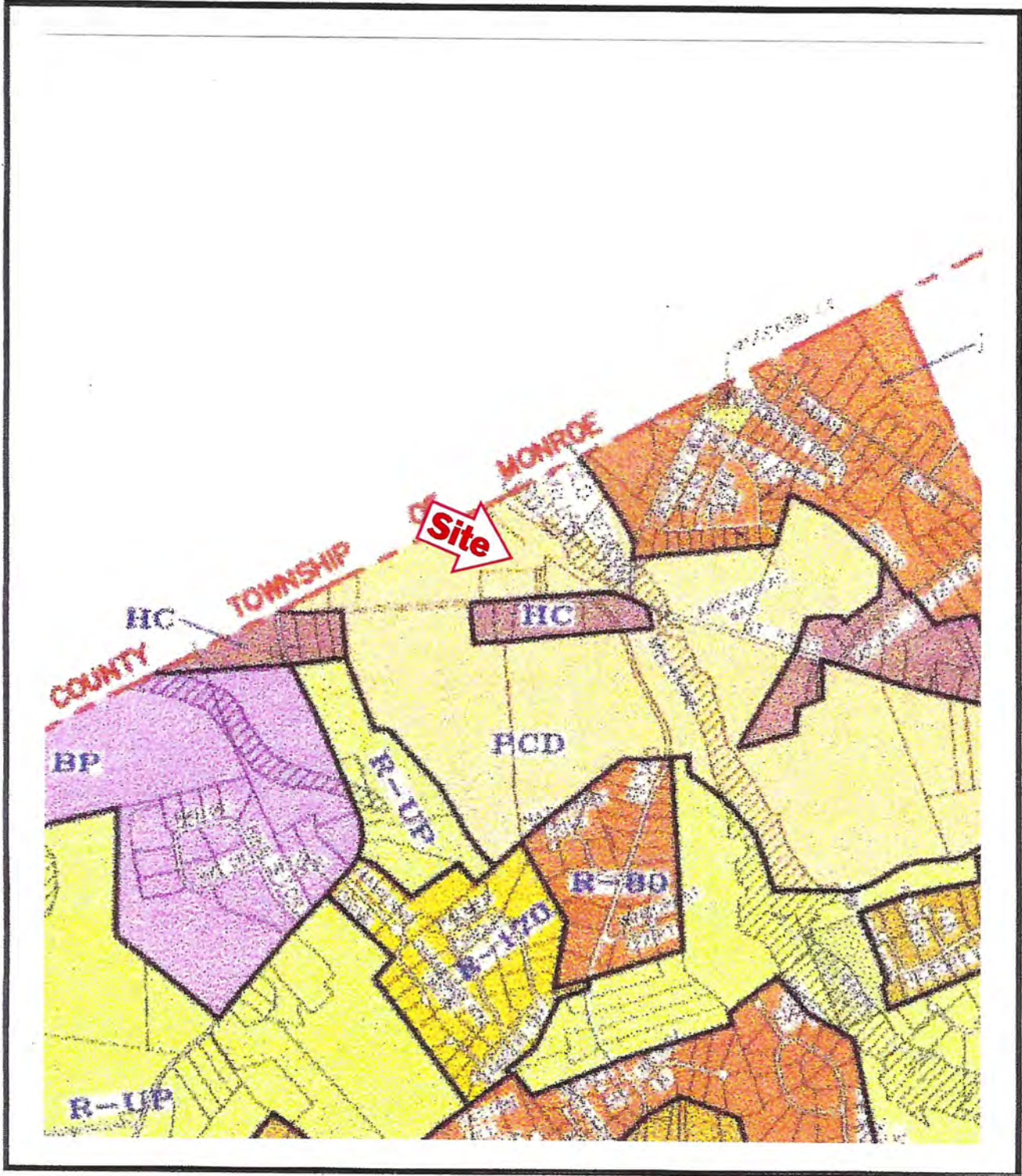


- Wetlands
- National Hydrography Dataset (NHD) Streams 2015 for New Jersey
  - Stream/River
  - Connector
  - Canal/Ditch
  - Pipeline
- National Hydrography Dataset (NHD) Waterbody 2015 for New Jersey
  - Lake/Pond
- Road Centerlines of NJ

# TAX MAP LOCATION



# Zoning Map



- b. Farming and farm buildings.

## § 35-5-14.2. Schedule of Area, Yard and Building Requirements.

[Ord. No. 96-17]

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	10 acres
Minimum Lot Width/Frontage	250 feet
Minimum Front Yard Setback	100 feet
Minimum Side Yard Setback	50 feet
Minimum Combined Side Yard Setback	125 feet
Minimum Accessory Building Side Yard Setback	50 feet
Minimum Accessory Building Rear Yard Setback	50 feet
Minimum Rear Setback	50 feet
Maximum Height	30 feet; 1 story
Maximum Percent Lot Coverage	10%
Maximum Percent Building Coverage	5%

## § 35-5-15. PCD PLANNED COMMERCIAL DEVELOPMENT.

[Ord. No. 03-24 § X]

The Planned Commercial Development district is intended to promote the use of larger tracts for unified, well planned and designed commercial development. The PCD will better control highway access, maintain the free flow of traffic along Route 33, and discourage the fragmentation of the highway frontage into a highway strip of uncoordinated development on small lots.

[1] *Editor's Note: Former Section 35-5-15, RT, Residential Transitional Zone, previously codified herein and containing portions of Ordinance No. 00-04 was deleted in its entirety by Ordinance No. 03-24.*

### § 35-5-15.1. Permitted Principal Uses.

[Ord. No. 03-24 § X; Ord. No. 06-18 § 1]

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

- a. Planned commercial developments limited to the following uses:
  1. Business and professional offices.
  2. Banks and other financial institutions.
  3. Corporate offices.
  4. Scientific and research laboratories.
  5. Category One and Category Two Restaurants.
  6. Commercial recreation including theaters, skating rinks, bowling alleys, tennis and racquetball facilities.
  7. Health spas.
  8. Retail or service uses permitted in the HC zone. A retail or service use shall be developed in conformance with the overall concept plan as provided below for a planned commercial development. The total building floor area of all such retail and service uses shall not exceed 25% of the gross floor area of all buildings within the planned commercial development.

- 9. Child-care centers.
  - 10. Storage warehouse and distribution centers, excluding trailer storage yards.
- b. Farms and agricultural uses.

## § 35-5-15.2. Permitted Accessory Uses.

[Ord. No. 03-24 § X]

The following uses normally incidental to a permitted use as 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<sup>[1]</sup> 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.*

## § 35-5-15.3. Conditional Uses.

[Ord. No. 03-24 § X; Ord. No. 05-47 § 3]

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

- a. Golf courses subject to the standards as set forth in Article 6.
- b. Wireless communication antennas on wireless communication towers in accordance with the conditions, standards and limitations specified in § 35-6-3 of this ordinance.

## § 35-5-15.4. Requirements for a Planned Commercial Development.

[Ord. No. 03-24 § X; Ord. No. 06-18 § 2]

- a. The planned commercial development shall be located on a contiguous tract of land at least 25 acres in area, with at least 800 feet of vehicular access frontage along State Route 33 and with a tract depth of at least 450 feet.
- b. Any subdivision for a planned commercial development shall be based upon an overall concept site plan for the entire tract at full development which shall be submitted to the Planning Board as part of any preliminary subdivision application. The concept site plan shall identify the proposed land uses and illustrate building locations related to environmental constraints, traffic and pedestrian circulation, parking, loading, stormwater management facilities, utilities, zoning district requirements and any common open space areas. The concept site plan also shall identify the proposed phasing of the development and the related improvements.
- c. Provided that the Planning Board approves of the submitted concept site plan for the planned commercial development and that no lot has direct driveway access to State Route 33, the following schedule of area, yard and building requirements shall apply to lots and principal and accessory buildings within the planned commercial development instead of the requirements specified in § 35-5-15.5 of this ordinance hereinbelow for the development of lots, including farms and agricultural uses, not part of a planned commercial development:

[Amended 4-20-2022 by Ord. No. 22-05]

Regulation	Requirement
Minimum Lot Area	2.5 acres
Maximum Lot Area	15.0 acres
Average Lot Area	5.0 acres
Minimum Lot Width/Frontage	300 feet
Minimum Lot Depth	300 feet
Minimum Front Yard Setback (from exterior roads)	100 feet

Regulation	Requirement
Minimum Front Yard Setback (from interior roads)	60 feet
Minimum Rear Yard Setback	50 feet
Minimum Side Yard Setback	40 feet
Minimum Combined Side Yard Setback	100 feet
Maximum Height	35 feet; 2 stories
Maximum Percent Lot Coverage	55%
Maximum Percent Building Coverage	20%
Maximum Building Useable Floor Area Ratio (for warehouse buildings)	0.25
Maximum Building Useable Floor Area Ratio (for other buildings)	0.20

- d. A landscaped area at least 50 feet in depth shall be provided along State Route 33, including elliptical berms at least three feet high.
- e. Except for warehouse buildings, which may have flat roofs, all buildings shall have a dual pitched, single ridge roof (such as a gable, hip, gambrel or mansard roof); provided, however, that where roof mounted equipment is necessary and/or preferable for the operation of the building, a facade roof treatment exhibiting the appearance of such a dual pitched, single ridge roof shall be permitted.
- f. Prior to approving a planned commercial development, the Planning Board shall make a finding of the facts and conclusions prescribed for approval of a planned development in accordance with N.J.S.A. 40:55D-45 of the Municipal Land Use Law.
- g. Buildable lot area and maximum tract yield.  
[Added 4-20-2022 by Ord. No. 22-05]

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

**BUILDABLE LOT AREA**

The area of any lot exclusive of wetlands, wetland transitional buffers, 100-year floodplains, topographic slopes 15% or greater, waterways, and stream corridor buffers required by the Delaware and Raritan Canal Commission, Millstone Township, Monmouth County and/or by the State of New Jersey, collectively referred to as "critical areas."

**MAXIMUM TRACT YIELD**

The maximum permitted intensity of development (i.e., lot/building coverage and FAR) after accounting for buildable lot area.

**USEABLE FLOOR AREA RATIO**

The sum of the area of all floors of buildings or structures compared to the buildable lot area that is the subject of an application for development.

2. Standards.

- (a) All applications for site plans, subdivisions, and planned development shall comply with the following requirements:
  - (1) Each application shall utilize the below section to compute the buildable lot area, i.e., the total area of a tract that is suitable for development after subtracting identified-critical areas, and to determine the maximum tract yield.
  - (2) On-site critical areas shall be identified, mapped, and submitted as part of the application.
  - (3) Maximum lot coverage, maximum building coverage, and maximum useable floor area ratio shall be calculated in reference to the buildable lot area rather than the gross area of the tract. These resulting calculations are considered the maximum tract yield.
    - (i) The below chart shall be prepared by the applicant and submitted along with the identified and mapped critical areas.

		Calculation
1.	Gross area of tract:	
2.	Critical areas acreage:	
3.	Buildable area (Line 1 less Line 2):	
4.	Maximum allowable impervious coverage in zone:	
5.	Maximum square feet of impervious coverage (Line 3 multiplied by Line 4):	
6.	Maximum allowable building coverage in zone:	
7.	Maximum square feet of building coverage (Line 3 multiplied by Line 6):	
8.	Maximum useable floor area ratio in zone:	
9.	Calculated useable floor area (Line 3 multiplied by Line 8):	

## § 35-5-15.5. Schedule of Area, Yard and Building Requirements.

[Ord. No. 03-24 § X; Ord. No. 06-18 § 3; amended 3-18-2020 by Ord. No. 20-06; 4-20-2022 by Ord. No. 22-05]

The following requirements shall apply to development of lots not part of a planned commercial development, including farms and agricultural uses. Lots and principal and accessory uses, which are part of a planned commercial development shall meet the requirements specified in Subsection **35-5-15.4** hereinabove.

Regulation	Requirement
Minimum lot area	20 acres
Minimum lot width/frontage	800 feet
Minimum lot depth	450 feet
Minimum front yard setback	100 feet
Minimum side yard setback	50 feet
Combined side yard setback	125 feet
Minimum rear yard setback	100 feet
Maximum height	30 feet/2 stories
Maximum percent lot coverage	50%
Maximum percent building coverage	15%
Maximum useable floor area ratio	0.15
Minimum accessory side yard setback	50 feet
Minimum accessory rear yard setback	75 feet

a. Buildable lot area and maximum tract yield.

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

**BUILDABLE LOT AREA**

The area of any lot exclusive of wetlands, wetland transitional buffers, 100-year floodplains, topographic slopes 15% or greater, waterways, and stream corridor buffers required by the Delaware and Raritan Canal Commission, Millstone Township, Monmouth County and/or by the State of New Jersey, collectively referred to as "critical areas."

**MAXIMUM TRACT YIELD**

The maximum permitted intensity of development (i.e., lot/building coverage and FAR) after accounting for buildable lot area.

**USEABLE FLOOR AREA RATIO**

The sum of the area of all floors of buildings or structures compared to the buildable lot area that is the subject of an application for development.

2. Standards.

- (a) All applications for site plans, subdivisions, and planned development shall comply with the following requirements:
  - (1) Each application shall utilize the below section to compute the buildable lot area, i.e., the total area of a tract that is suitable for development after subtracting identified critical areas, and to determine the maximum tract yield.
  - (2) On-site critical areas shall be identified, mapped, and submitted as part of the application.
  - (3) Maximum lot coverage, maximum building coverage, and maximum useable floor area ratio shall be calculated in reference to the buildable lot area rather than the gross area of the tract. These resulting calculations are considered the maximum tract yield.
    - (i) The below chart shall be prepared by the applicant and submitted along with the identified and mapped critical areas.

		Calculation
1.	Gross area of tract:	
2.	Critical areas acreage:	
3.	Buildable area (Line 1 less Line 2):	
4.	Maximum allowable impervious coverage in zone:	
5.	Maximum square feet of impervious coverage (Line 3 multiplied by Line 4):	
6.	Maximum allowable building coverage in zone:	
7.	Maximum square feet of building coverage (Line 3 multiplied by Line 6):	
8.	Maximum useable floor area ratio in zone:	
9.	Calculated useable floor area (Line 3 multiplied by Line 8):	

### § 35-5-15.6. Other Provisions and Requirements.

[Ord. No. 03-24 § X]

- a. A minimum setback of 300 feet is required between any building constructed within the zone district and a residential zone line.
- b. Any property adjacent to a residential district shall provide a buffer that is 25% of the lot depth or 150 feet, whichever is greater.
- c. Off-street parking and loading space shall be provided in accordance with the requirements of Article 7.
- d. All uses permitted in this zone, other than agricultural uses, shall conform to the requirements of Article 4.

### § 35-5-15.7. Prohibited Uses.

[Ord. No. 05-35 § I]

All uses not expressly permitted are prohibited, see § 35-4-1.3 herein, including, but not limited to the following:

- a. Cemetery for human or animal burial or other disposition.
- b. Cremation facility for human or animal remains.

### § 35-5-16. FHSC FLOOD HAZARD AND STREAM CORRIDOR OVERLAY ZONE.

[Ord. No. 03-24 § XI; amended 3-18-2020 by Ord. No. 20-06]



# 10 Farrington Blvd, Millstone Twp, NJ 08535, Monmouth County

APN: 33-00018-0000-00002-03 CLIP: 4700897110

## POPULATION

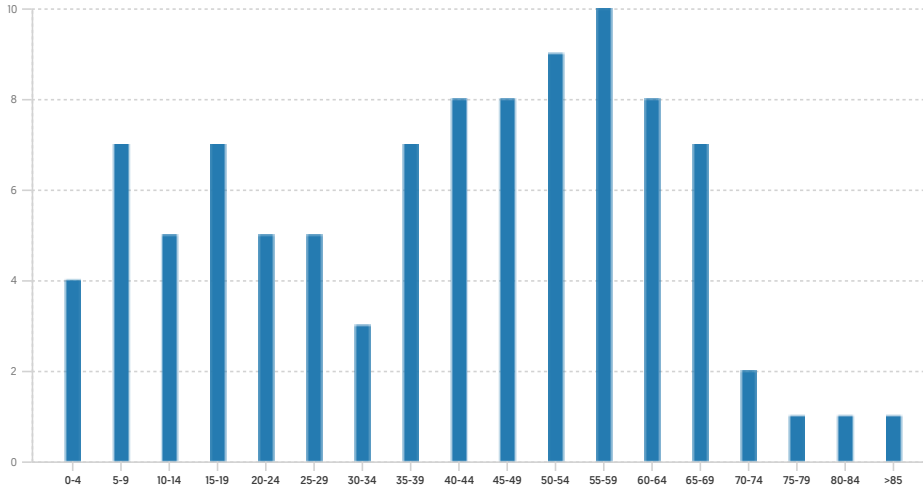
### SUMMARY

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

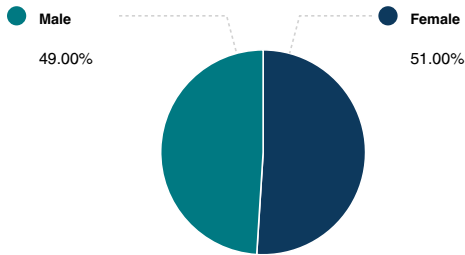
### HOUSEHOLD

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

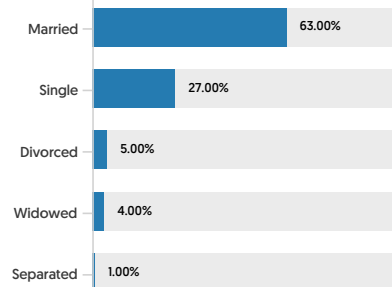
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

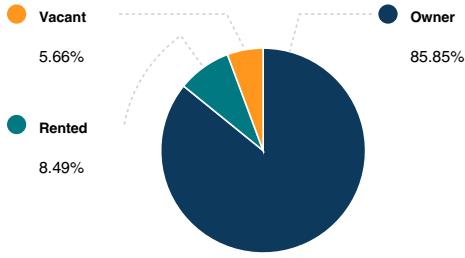
### SUMMARY

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

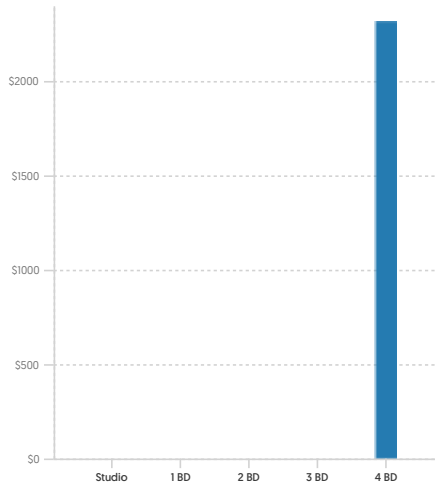
### STABILITY

Annual Residential Turnover	10.01%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

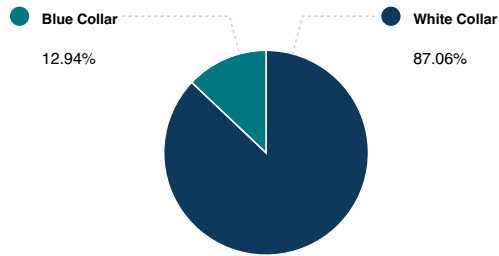


QUALITY OF LIFE

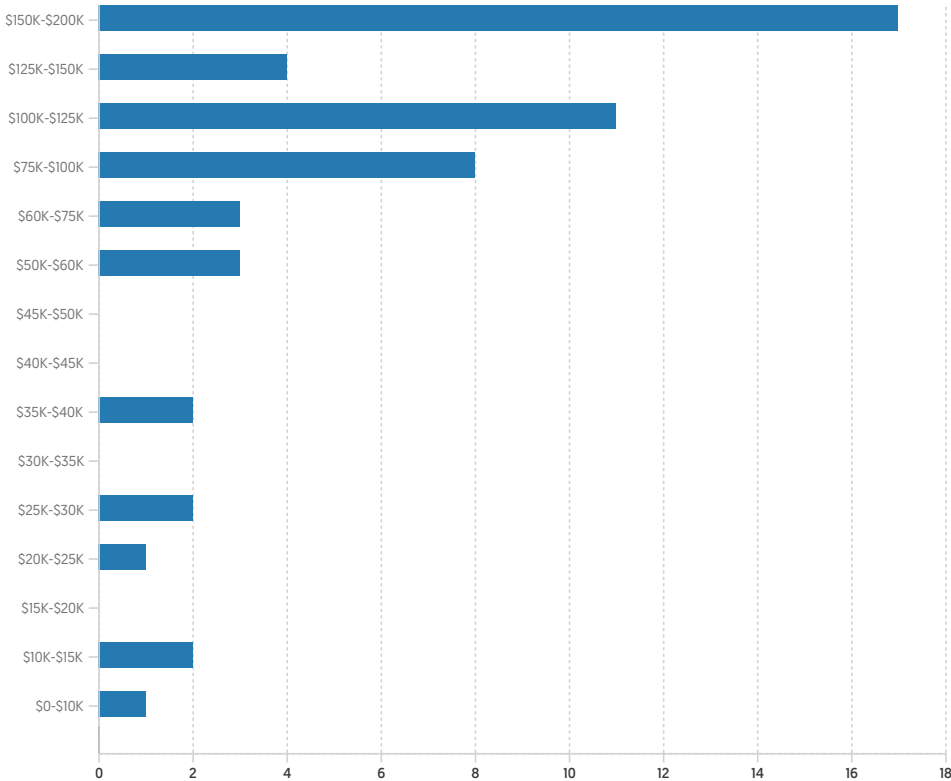
WORKERS BY INDUSTRY

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



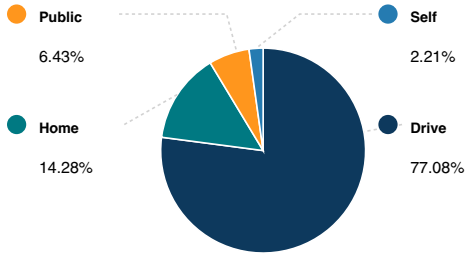
HOUSEHOLD INCOME



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

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

COMMUTE METHOD



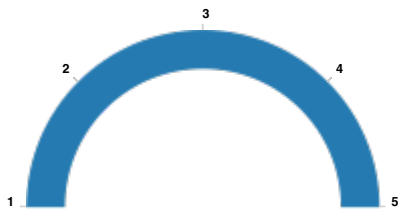
Median Travel Time **41 min**

WEATHER

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

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

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

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Dunkin' Donuts	<b>700 State Route 33 Ste 1</b>	<b>(732) 786-1262</b>	<b>0.51</b>	<b>Doughnuts</b>
Rj Deli LLC	<b>673 State Route 33</b>	<b>(732) 851-4071</b>	<b>0.67</b>	<b>Delicatessen (Eating Places)</b>
Baker's American Bar & Grille	<b>801 State Route 33 W</b>	<b>(609) 443-6600</b>	<b>0.68</b>	<b>Grills (Eating Places)</b>
Indulge By Chavi	<b>514 Hwy 33</b>	<b>(732) 598-9192</b>	<b>0.89</b>	<b>Eating Places</b>
A Bar 401 LLC	<b>304 Windcrest Ct</b>	<b>(732) 786-1833</b>	<b>0.98</b>	<b>Bar (Drinking Places)</b>