



#3427 ~ Warehouse Building

1315 Highway 34
Wall Township, NJ 07727

Industrial

Block: 913
Lot: 10

Land Size: 2.6 Acres
Building Size: 17,900 Sq. Ft.

Tax Information

Land Assessment: \$ 455,000.
Improvement Assessment: \$ 1,097,000.
Total Assessment: \$ 1,552,000.

Taxes: \$ 32,095.
Tax Year: 2023
Tax Rate: 1.505/\$100
Equalization Ratio: 68.25%
Updated: 04/01/2024

Zoning: HB-200 ~ Highway Business Zone District

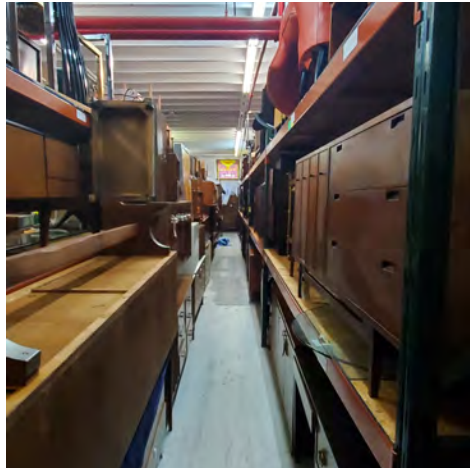
Remarks: 17,900 Sq. Ft. Freestanding Warehouse Building with Outdoor Storage on 2.6 Acres. High Visibility and High Traffic Location with 332' Frontage on Highway 34 Near the Highway 33/34 Interchange. 14' Ceiling Height, 3,700 Sq. Ft. Office, One Drive-In, Two Loading Docks and One Loading Platform. Existing Warehouse Plus Retail Zoning Allows for Many Uses. Easy Access to Highway 18, 33, 34, 66, 138, Interstate 195 and the Garden State Parkway.

Price: \$ 3,950,000. ~ Sale

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 • www.SSRealty.com



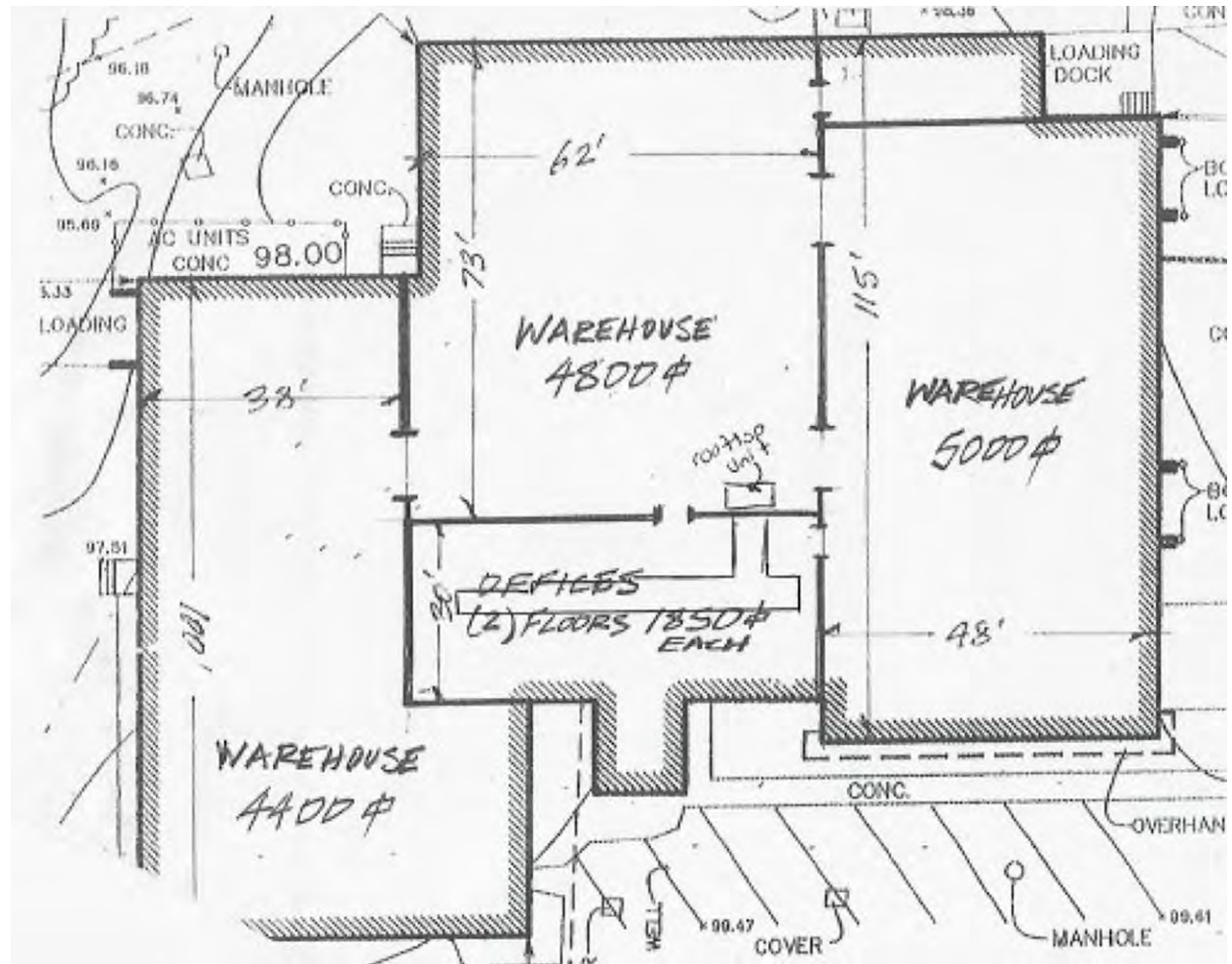


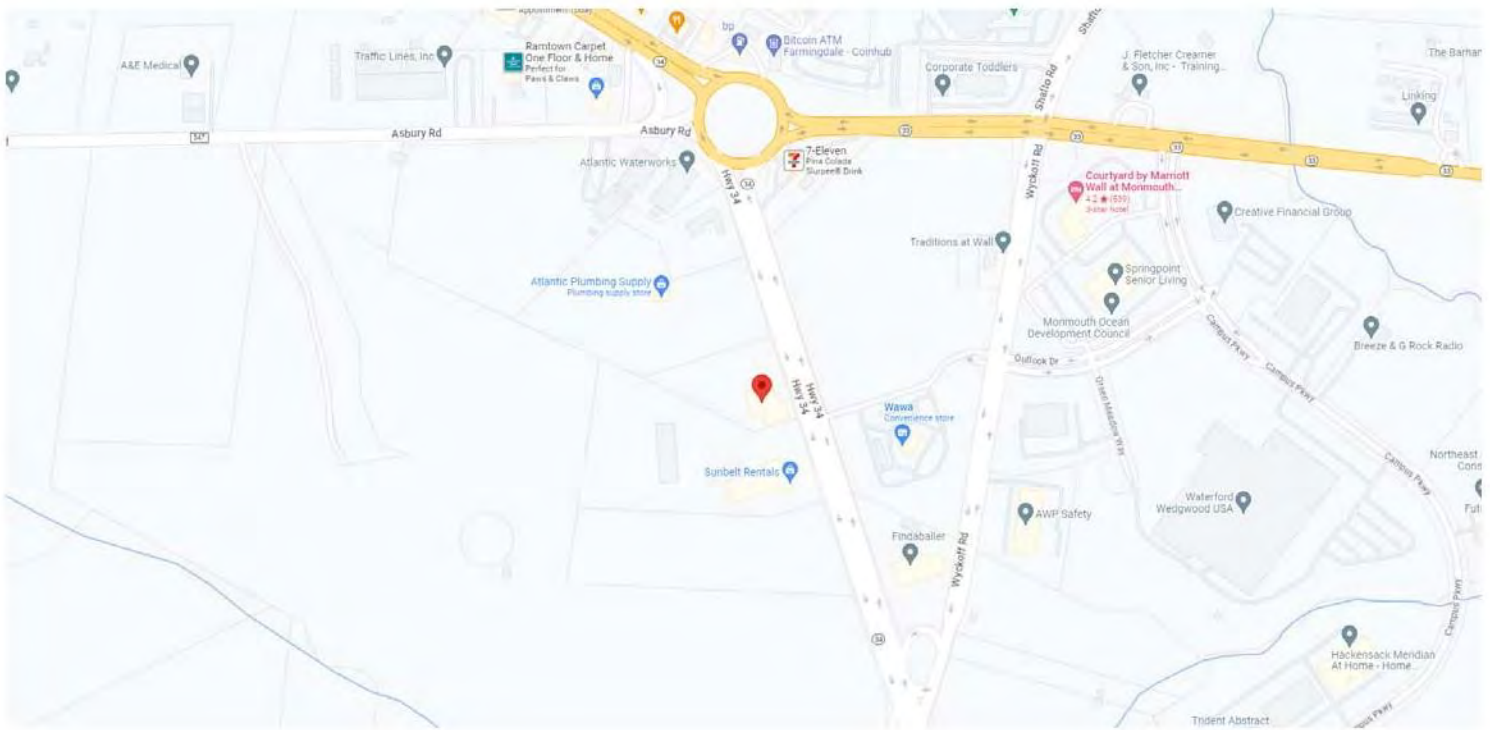
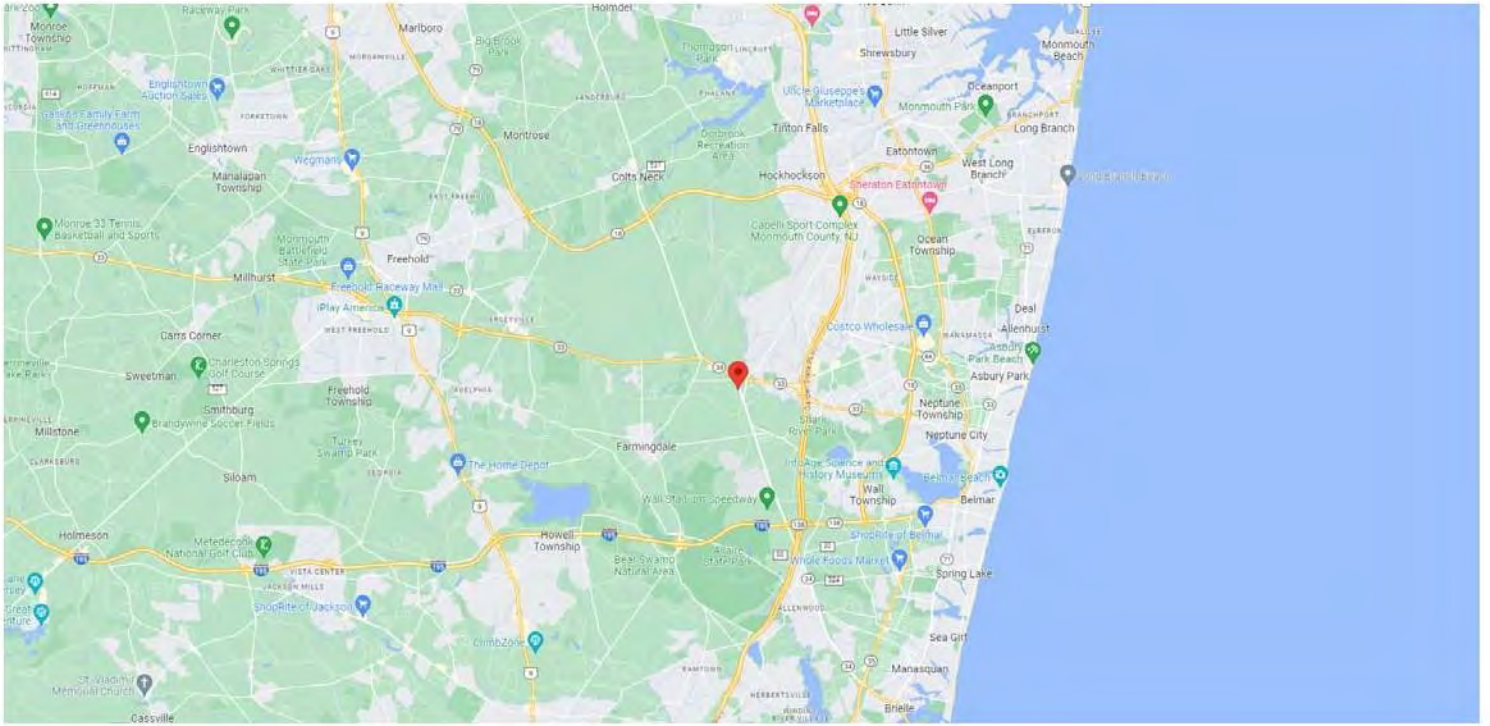


- Road Centerlines
- ▭ Parcels (cadastral non-survey)

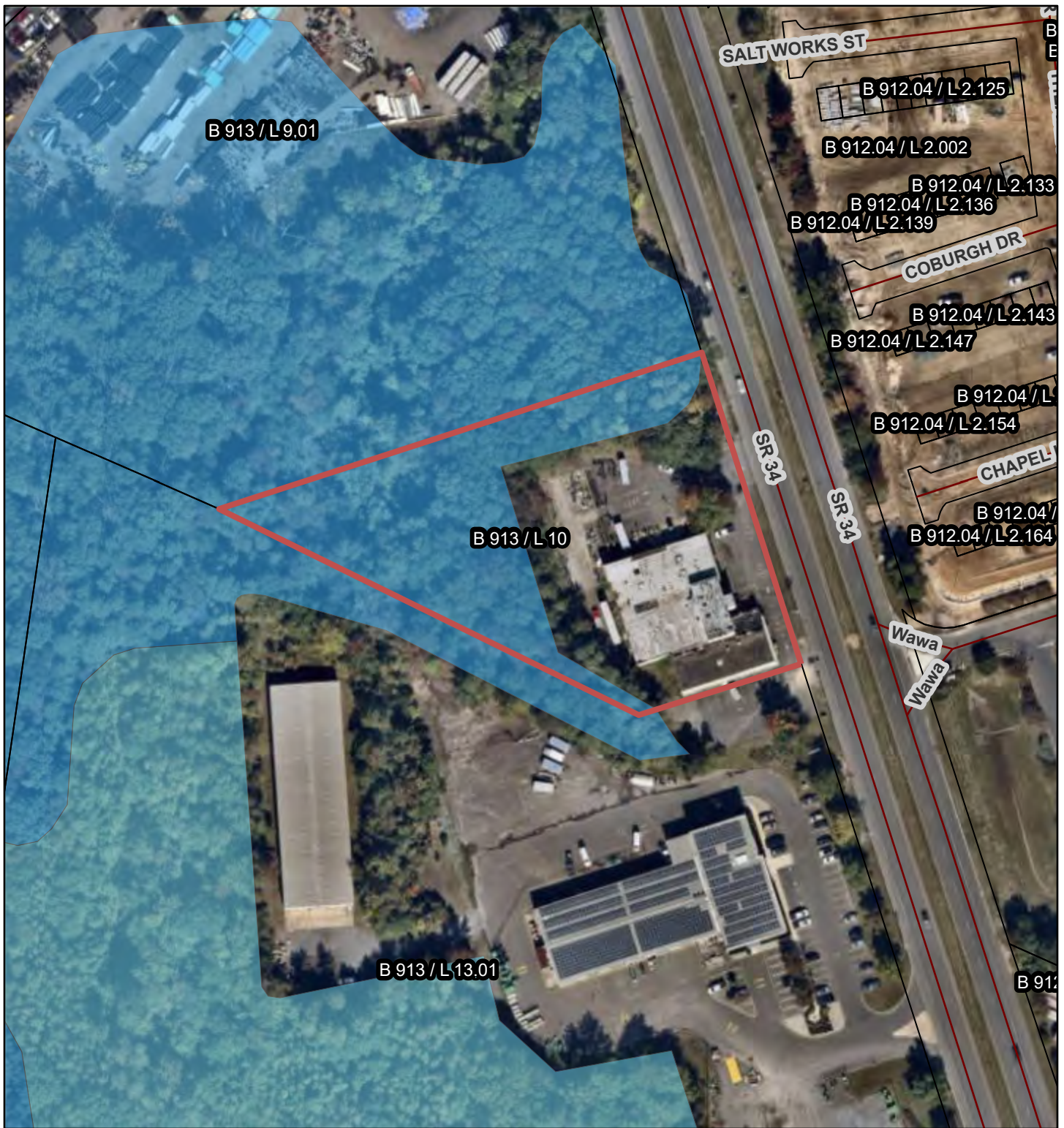


— Road Centerlines





WETLANDS MAP



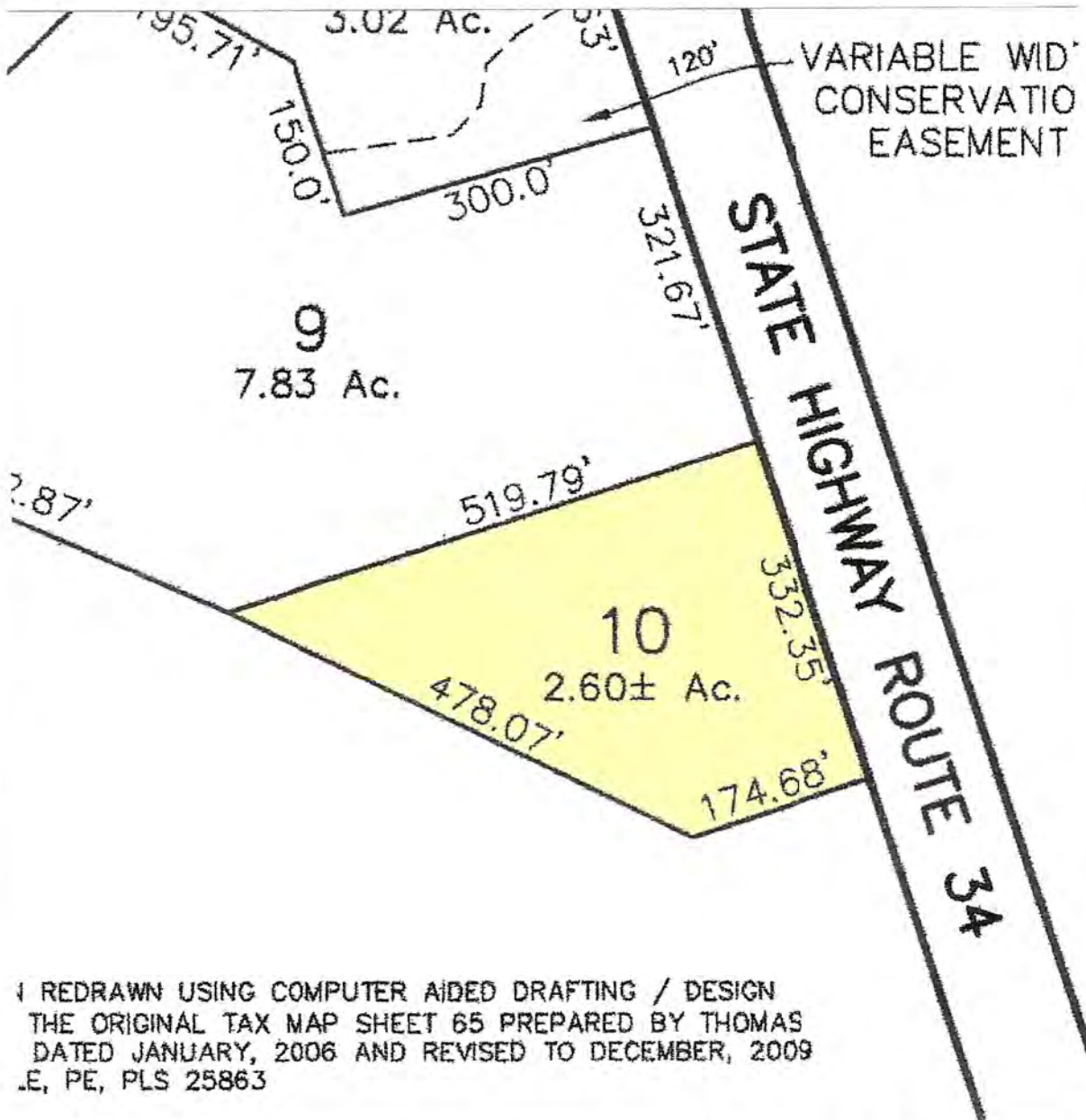
- Road Centerlines
- ▭ Parcels (cadastral non-survey)

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

DECIDUOUS WOODED WETLANDS

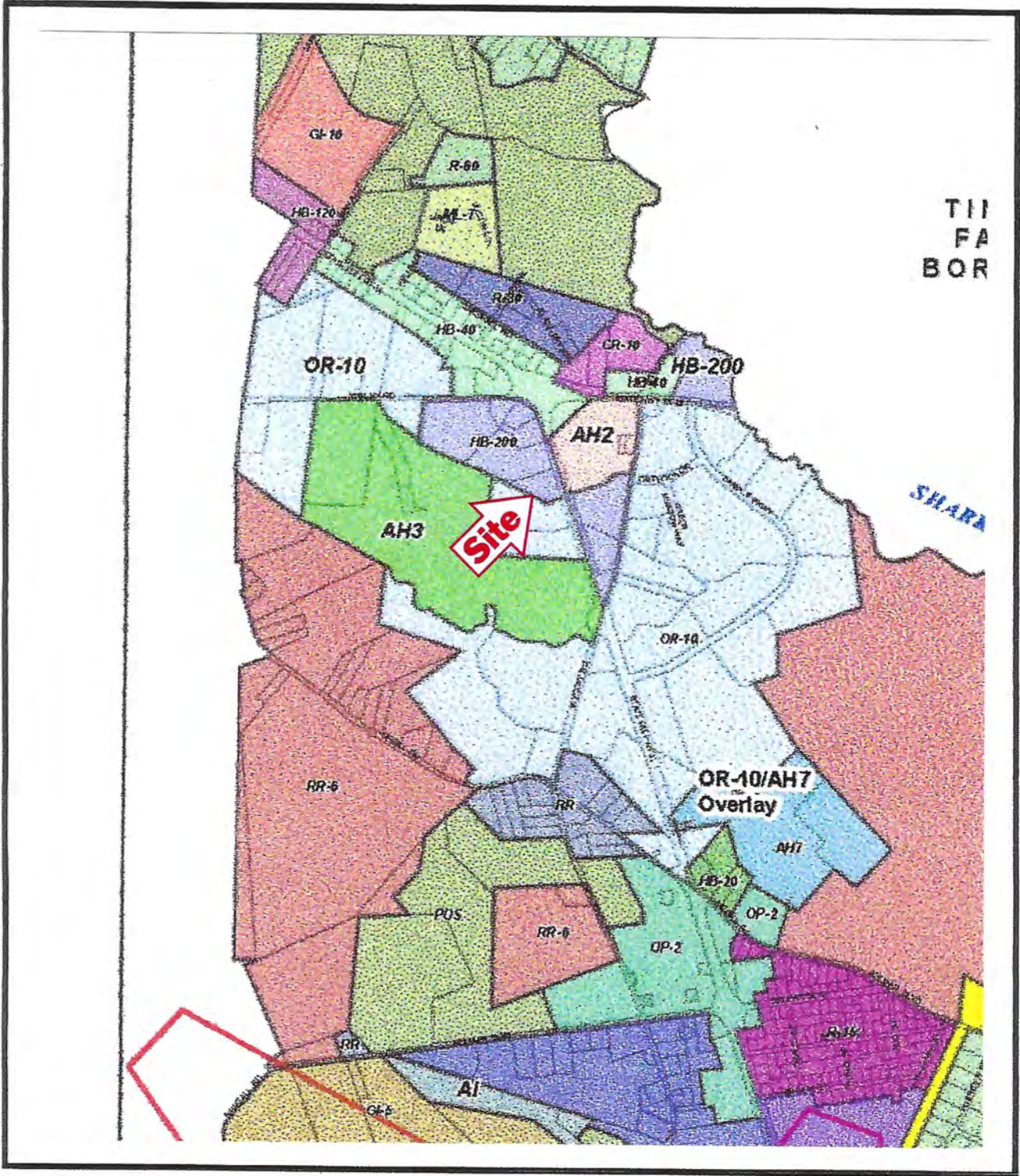
MIXED WOODED WETLANDS (DECIDUOUS DOM.)

TAX MAP LOCATION



↓ REDRAWN USING COMPUTER AIDED DRAFTING / DESIGN
THE ORIGINAL TAX MAP SHEET 65 PREPARED BY THOMAS
DATED JANUARY, 2006 AND REVISED TO DECEMBER, 2009
J.E. PE, PLS 25863

Zoning Map



LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment 3

Township of Wall

Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
January 2004

[Amended 3-10-2004 by Ord. No. 3-2004; 6-23-2004 by Ord. No. 14-2004; 7-14-2004 by Ord. No. 15-2004; 12-8-2004 by Ord. No. 32-2004; 12-8-2004 by Ord. No. 38-2004; 3-9-2005 by Ord. No. 9-2005; 4-13-2005 by Ord. No. 12-2005; 6-8-2005 by Ord. No. 18-2005; 4-12-2006 by Ord. No. 9-2006; 7-18-2007 by Ord. No. 19-2007; 4-8-2009 by Ord. No. 5-2009; 4-8-2009 by Ord. No. 6-2009; 4-8-2009 by Ord. No. 7-2009; 7-14-2010 by Ord. No. 9-2010; 2-9-2011 by Ord. No. 5-2011; 3-9-2011 by Ord. No. 8-2011; 7-13-2011 by Ord. No. 18-2011; 9-14-2011 by Ord. No. 22-2011; 4-4-2012 by Ord. No. 7-2012; 8-8-2012 by Ord. No. 11-2012; 11-20-2012 by Ord. No. 18-2012; 2-27-2013 by Ord. No. 2-2013; 5-22-2013 by Ord. No. 14-2013; 6-26-2013 by Ord. No. 15-2013; 4-23-2014 by Ord. No. 9-2014; 2-25-2015 by Ord. No. 2-2015; 4-27-2016 by Ord. No. 2-2016; 11-22-2016 by Ord. No. 13-2016; 6-28-2017 by Ord. No. 5-2017; 7-26-2017 by Ord. No. 6-2017; 7-24-2019 by Ord. No. 7-2019; 9-25-2019 by Ord. No. 14-2019; 5-25-2022 by Ord. No. 14-2022]

NAICS Code ³	Use	Highway Business				Office Business		Commercial Recreation		Office Park	Office Research	General Industrial	Airport					
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI ²	
	Agriculture, Forestry and Finishing ³																	
111	Agriculture - crops		P	P	P	P		P			P	P	P	P	P	P	P	
11211	Beef cattle										P	P	P	P	P	P	P	
1124	Sheep and goats										P	P	P	P	P	P	P	
11212	Dairy farms										P	P	P	P	P	P	P	
11299	General livestock		P	P	P	P					P	P	P	P	P	P	P	
11293	Fur-bearing animals		P	P	P	P					P	P	P	P	P	P	P	
11292	Horses and other equines		P	P	P	P					P	P	P	P	P	P	P	
113	Forestry										P	P	P	P	P	P	P	
115112	Crop planting cultivating		P	P	P	P					P	P	P	P	P	P	P	
115113	Crop harvesting		P	P	P	P					P	P	P	P	P	P	P	
	Utilities																	
22112	Electric utilities														P	P	P	
221210	Gas utilities														P	P	P	
22131	Water supply - irrigation														P	P	P	
4	Solar energy systems													P	P (OR-5 and OR-10 only)	P (GI-5 and GI-10 only)	P	
	Construction																	

WALL CODE

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ³	Use	Highway Business				Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
42241	General line groceries													P	P	P
42242	Frozen foods													P	P	P
42245	Confectionery													P	P	P
42249	Groceries and related products, not elsewhere classified (except bagging of tea and cleaning of dried food and spices)													P	P	P
4228	Beer, wine and distilled alcoholic beverages													P	P	P
42292	Books, periodicals, newspapers													P	P	P
42293	Flowers, nursery stock, florist supplies													P	P	P
42294	Tobacco and tobacco products													P	P	P
42299	Miscellaneous nondurable goods (except animal and raw material classes)													P	P	P
	Retail Trades															
	Plazas ^{4,9}		P	P												
	Shopping centers ^{4,7}				P	P										
	Neighborhood shopping centers ^{4,7}	P														
44321	Computer maintenance repair															
441	Auto supply		P	P	P	P								P	P	P
4411	Motor vehicles - new and used		C	C	C	C										
44121	Recreational vehicle dealers			C	C	C										
441221	Motorcycle dealers			C	C	C										
441222	Boat dealers			C	C	C										
442	Home furniture, furnishing and equipment		P	P	P	P										
443	Home supply		P	P	P	P										
444	Building materials and garden equipment and supplies dealers					P										
44411 and 444110	Home centers				P ¹⁰	P ¹⁰										
444120	Paint and wallpaper stores	P	P	P	P	P										
444130	Hardware stores	P	P	P	P	P										
44422	Retail nurseries		C	C	C	C								C	C	
445	Food stores	P	P	P	P	P										

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business				Office Business		Commercial Recreation		Office Park	Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40				
44512	Fast-food convenience stores (with gasoline station)				C	C							AI ²
44512	Fast-food convenience stores (single use only)				P	P							
446110	Pharmacies and drug stores		P	P	P	P							
4471	Gasoline service stations				C	C						C	
448	Apparel and accessory	P	P	P	P	P							
451	Sporting goods, hobby, book and music stores		P	P	P	P							
452	General merchandise stores	P	P	P	P	P							
453 (except 45393 and 453930, manufactured home dealers)	Miscellaneous store retailers		P	P	P	P							
453310	Antique shops only, no other use	P	P	P	P	P							
454	Nonstore retailers (except 45421)										P	P	P
	Transportation/ Warehousing												
481	Transportation by air												P
488	Arrangement of transportation of freight and cargo												P
48849	Motor freight terminals												C
4889	Miscellaneous service incidental to transportation (except 488999)												P
49311	Warehousing (except mini warehouses and self-storage)												C
	Insurance/ Information/ Finance												
511	Printing, publishing and allied industries										P	P	P
511130	Book publishers	P											

WALL CODE

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business					Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2				OP-10
512131	Motion-picture theaters (except drive-in)																AI ²
513	Communications (except 513322)		P	P	P	P											
513322	Cellular telecommunications																
522	Depository activities (except 522390 check-cashing facilities)	P	P	P	P	P											P
522390	Check-cashing facilities																P
523	Securities, commodity brokers																
51412	Libraries		C	C	C	C											
524	Insurance carriers	P	P	P	P	P											P
	Real Estate/Rental/Leasing																
53	Real estate	P	P	P	P	P											P
531	Real estate-related offices																P
53113	Mini warehousing and self-storage																C
532	Miscellaneous equipment rental and leasing																P
5321	Auto rental lease w/o drivers				P	P											P
53223	Video tape rental	P	P	P	P	P											
	Security System Services (Except Locksmith)																
561621	Security system services (except locksmith)																P
	Professional/Scientific/Technical Services - Finance																
541	Engineering, accounting, research, etc. (except 5417, 56121)		P	P	P	P											P
54111	Legal services	P	P	P	P	P											
541511	Computer program services																
54194	Veterinary services		P	P	P	P											P
5417	Research, development and testing																P
5611	Office administration services																
56111	Management services office																P

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business				Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
56121	Management services facilities															
56151	Travel agencies	P	P	P	P	P	P	P	P			P	P	P	P	P
5418	Business services (except 5617, 5324, 5616)		P	P	P	P	P	P	P							
54192	Photographic studios, portrait	P	P	P	P	P	P	P	P							
55	Holding and other investment offices		P	P	P	P	P	P	P			P	P	P		P
5613	Employment services		P	P	P	P	P	P	P			P	P	P		
56143	Business service centers: document scanning and copying only without printing services		P	P	P	P	P	P	P			P	P	P		
56173	Landscape and horticultural services						P	P	P					P	P	
	Services to															
	Dwellings															
5617	Services to dwellings and other buildings						P	P	P					P		
56174	Carpet cleaners															P
	Educational Services															
61161	Dance studio and school (except dance halls and discos)	P	P	P	P	P	P	P	P							
61111	Elementary and secondary schools		C	C	C	C	C	C	C			P	C	C	C	
61121	Junior college - technical institute		C	C	C	C	C	C	C				C	C	C	
6114	Vocational schools		P	P	P	P	P	P	P				P	P	P	P
6115	Schools and educational services		P	P	P	P	P	P	P				P	P	P	P
61169	All other schools and instruction (indoor instruction only)	P	P	P	P	P	P	P	P				P	P	P	
	Health Services															
4	Emergency care facilities		P	P	P	P	P	P	P				P	P	P	P
4	Offices, executive or administrative		P	P	P	P	P	P	P				P	P	P	P
61162	Sports and recreation instruction															
611620	Sports and recreation instruction									P	P		P		P (OR-2 and OR-5 only)	

WALL CODE

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business				Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10 P (OR-10 only)	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
611620	Indoor sports and recreation instruction (except camps; riding instruction academies or schools; and competitive or spectator sports, games, contests or events)															AI ²
6211	Offices and clinics - doctors of medicine	P	P	P	P	P	P	P	P	P	P	P	P	P		
621111	Offices and clinics - osteopaths	P	P	P	P	P	P	P	P	P	P	P	P	P		
62121	Offices and clinics - dentists	P	P	P	P	P	P	P	P	P	P	P	P	P		
621340	Offices of physical, occupational and speech therapists and audiologists	P	P	P	P	P						P	P			
6213	Offices (not including clinics) of other health practitioners		P	P	P	P	P	P	P	P		P	P	P		
621511	Medical lab						P	P	P			P	P	P	P	
62161	Home health care services		P	P	P	P	P	P	P			P	P	P		
621910	Ambulance services											P				
62311	Nursing and personal care facilities					C	C	C				C				
621399	Offices and clinics of other health care	P	P	P	P	P	P	P	P	P	P	P	P	P		
62412	Senior/elder day-care facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
6243	Job training and vocational rehabilitation services		P	P	P	P	P	P	P			P	P	P	P	
62441	Child day-care services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
621492	Kidney dialysis centers											P	P	P		
	Arts/Entertainment/ Recreation Services															
712	Museums and art galleries		P	P	P	P	P	P	P	P	P	P	P		P	P
711320	Promoters of performing arts															
71211	Museums and art galleries aviation only															P
71391	Public golf courses, private golf courses, country club					P								P	P	P
71394	Physical fitness facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
713940	Ice skating rinks										P	P	P	P		
71395	Bowling centers				P	P	P	P	P	P						

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹ January 2004

NAICS Code ²	Use	Highway Business						Office Business			Commercial Recreation		Office Park	Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport		
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40					OP-2	OP-10
713990	Other amusement and recreation (except billiard/pool/dance hall)																	
	Accommodation and Food Services																	
7211	Hotels (excluding motels, cabins)				C	C												
721214	Sports and recreational camps									P	P			C	C			C
7221	Eating places without liquor license, except fast food	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
72221	Fast-food restaurants only				C	C												
722211	Eating places with liquor license, except fast food	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
72241	Drinking places with live entertainment			C														
	Residential																	
	Multifamily residential																	
	Other Services																	
811	Miscellaneous repair service				C	C	C	C										P
8111	Auto repair shop (except 81121)		C	C	C	C	C											C
81121	Body shops																	C
81143	Shoe repair shops and shoeshine parlors	P	P	P	P	P	P											
81192	Car washes		P	P	P	P	P	P	P									
812	Laundry cleaning and garment services (except 56174, 812332)	P	P	P	P	P	P	P										P
81211	Beauty shops	P	P	P	P	P	P	P										
812111	Barber shops	P	P	P	P	P	P	P										
81219	Miscellaneous personal services		P	P	P	P	P	P	P									
8122	Funeral service (excluding crematories)		P	P	P	P	P	P	P									
812210	Funeral homes and funeral services (excluding crematories)																P	
81222	Cemeteries																	
813	Membership organizations (except 8131)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
8131	Religious organizations (6)		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
812332	Industrial laundries																	P

NOTES:

WALL CODE

- 1 P = permitted use. C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- 2 Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- 3 NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- 4 Uses not classified by NAICS code.
- 5 Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.
- 6 Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.

NOTES:

- 7 Solar system contractors only per § 140-155.
- 8 Except solar system contractors per § 140-155.
- 9 Except NAICS 72241 Drinking places with entertainment.
- 10 Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.
- 11 Conditions of § 140-158 shall apply.
- 12 This use is subject to the conditional use standards shown in Exhibit A of Ordinance No. 14-2022, which is on file in the Township offices.

LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment I

Township of Wall
 Schedule of Zone Requirements
 January 2004
 [Amended 5-12-2004 by Ord. No. 11-2004]

Zone	Maximum Gross		Minimum Lot Dimensions				Maximum Lot Coverage		Minimum Yard Depths			Maximum Height	
	Density for Major Subdivisions (dwelling units/acre)	Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	All Buildings (percentage)	All Impervious Surfaces (percentage)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet	
Residential													
RR-6	0.16	6 Ac	400	275	400	5	6	75	50	75	2.5	35	
RR-5	0.2	5 Ac	400	275	400	6	7	75	50	75	2.5	35	
R-R	0.5	2 Ac	300	165	200	9	15	50	30	50	2.5	35	
R-60	0.6	60,000	200	145	200	10	20	50	20	50	2.5	35	
R-40	0.9	40,000	150	125	150	12	20	40	20	30	2.5	35	
R-30	1.2	30,000	125	100	150	14	25	40	20	25	2.5	35	
R-25	1.5	25,000	125	80	150	15	30	35	20	25	2.5	35	
R-20	1.7	20,000	100	80	150	17	30	30	15	15	2.5	35	
R-15	2.9	15,000	75	75	150	19	35	30	10	15	2.5	35	
R-15 corner lot	2.9	18,000	75	75	150	19	35	30	10	15	2.5	35	
R-10	4.4	10,000	75	75	100	22	40	30	10	15	2.5	35	
R-10 corner lot	4.4	12,000	75	75	100	22	40	30	10	15	2.5	35	
R-7.5	5.8	7,500	65	65	100	25	40	25	7.5	15	2.5	35	
R-7.5 corner lot	5.8	9,000	65	65	100	25	40	25	7.5	15	2.5	35	
Residential Multifamily													
MH/MHP	7	10 Ac	400	300	500	30	50	50	40	40	1	15	
HD-8	8 ³	10 Ac	400	300	500	30	50	100	50	50	2	30	
HD-12	12 ³	10 Ac	400	300	500	30	60	75	50	50	2	30	
Highway Business													
HB-200		200,000	350	350	350	20	60	125	50	75	2	40	
HB-120		120,000	250	250	250	20	65	75	30	50	2	35	
HB-80		80,000	200	150	200	20	65	50	20	25	2	35	
HB-40		40,000	150	150	150	20	65	50	20	25	2	30	
HB-20		20,000	100	100	100	20	65	50	20	25	2	30	

NOTES:
 1 Individual site plans shall comply with GI-2 requirements, except sites fronting Route 34 or Hurley Pond Road shall have a one-hundred-foot front setback.
 2 Hangers and airport towers may have a height of 50 feet.
 3 The maximum gross density for townhouses shall be six units per acre.
 4 See § 140-192.1.
 5 See § 140-197I.

1315 State Route 34, Wall Township, NJ 07727-4001, Monmouth County

APN: 52-00913-0000-00010 CLIP: 2515180411

POPULATION

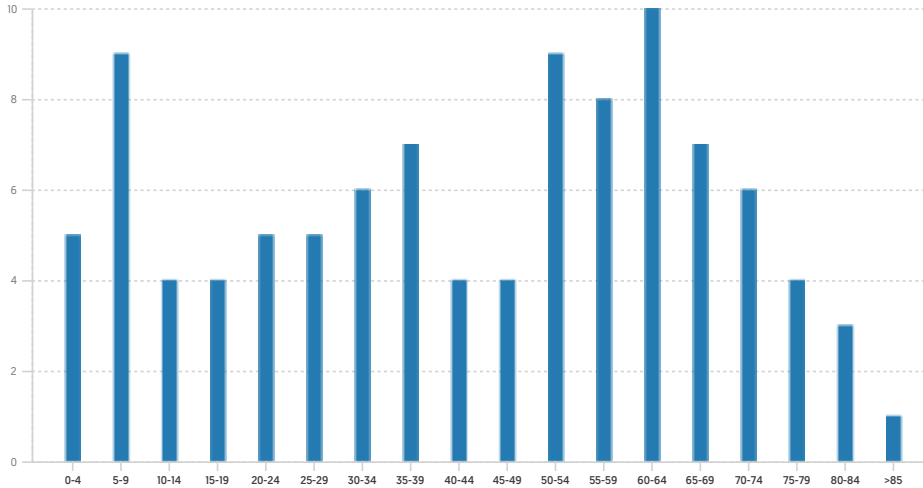
SUMMARY

Estimated Population	6,394
Population Growth (since 2010)	-11.4%
Population Density (ppl / mile)	248
Median Age	47.2

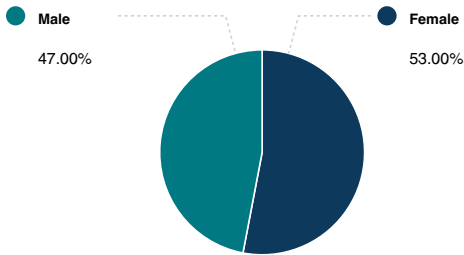
HOUSEHOLD

Number of Households	2,366
Household Size (ppl)	3
Households w/ Children	1,272

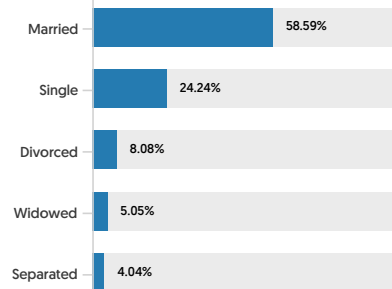
AGE



GENDER



MARITAL STATUS



HOUSING

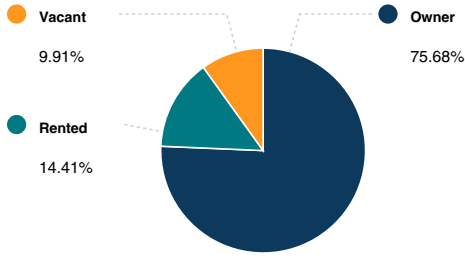
SUMMARY

Median Home Sale Price	\$494,300
Median Year Built	1986

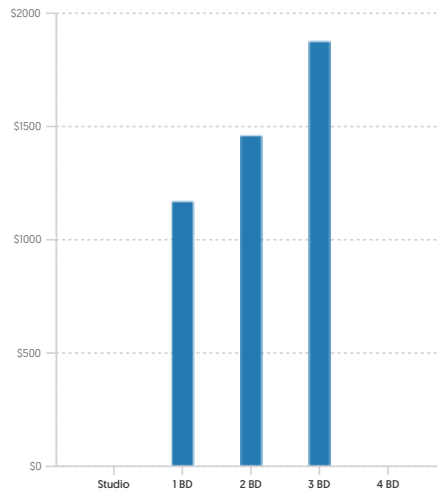
STABILITY

Annual Residential Turnover	7.08%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

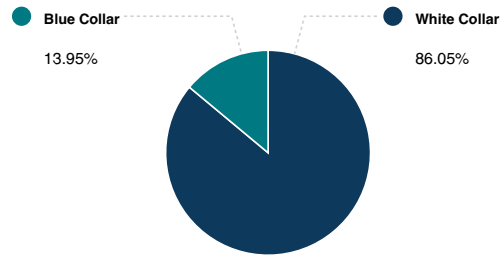


QUALITY OF LIFE

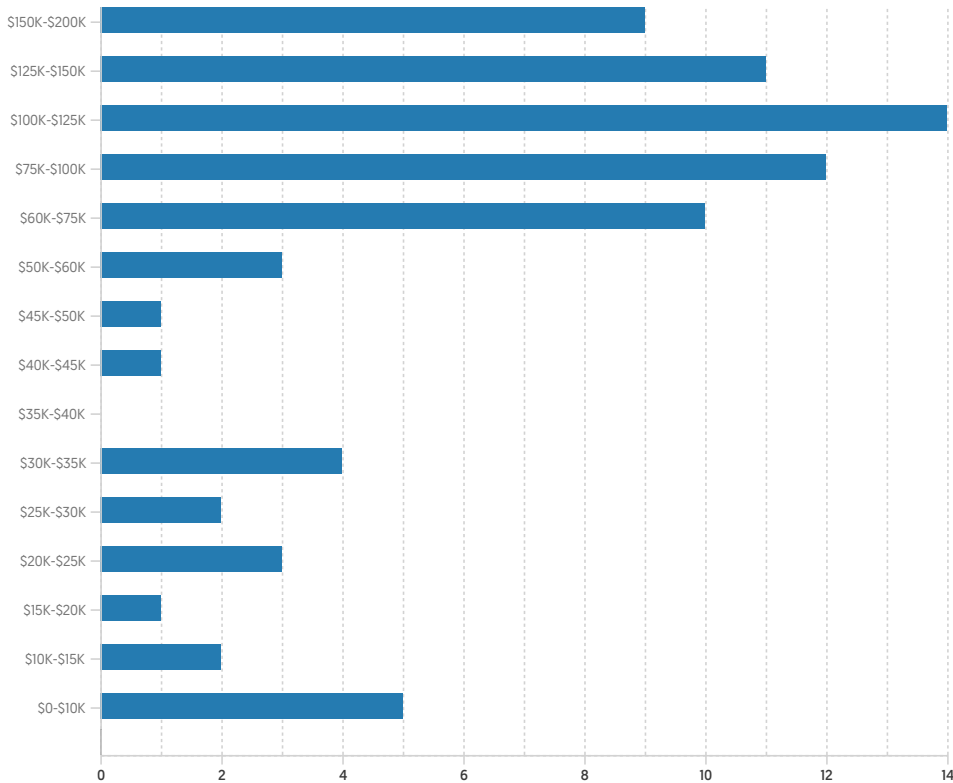
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	3
Mining	
Construction	218
Manufacturing	296
Transportation and Communications	58
Wholesale Trade	43
Retail Trade	436
Finance, Insurance and Real Estate	245
Services	1,075
Public Administration	131
Unclassified	

WORKFORCE



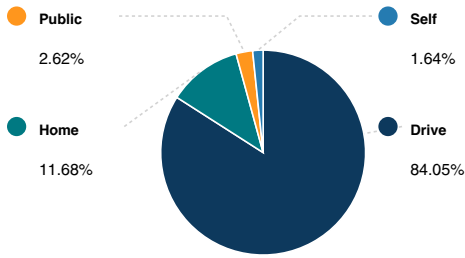
HOUSEHOLD INCOME



Average Household Income **\$112,042**

Average Per Capita Income **\$49,964**

COMMUTE METHOD



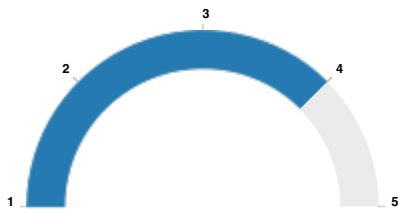
Median Travel Time **30 min**

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	100
Some High School	169
High School Graduate	1,439
Some College	703
Associate Degree	267
Bachelor's Degree	1,513
Graduate Degree	849

(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)
Corporate Toddlers	0.36	Pre-K-K	3		

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Smokehouse Bbq & Grille, LC	5012 Nj Route 33	(732) 256-4231	0.26	Barbecue Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Doctor Glass	5116 State Route 33	(732) 751-0066	0.36	Glass
Tile Importers Distributors	5111 State Route 33	(732) 938-7676	0.46	Tile, Ceramic