

#5123 ~ Office/Flex Building
2000 Cornwall Road
South Brunswick Township, NJ 08852

Commercial/Office/Flex

Block: 86
Lot: 21.02

Land Size: 11.371 Acres
Building Size: 94,660 Sq. Ft.

Tax Information

Land Assessment:	\$ 678,000.
Improvement Assessment:	\$ 1,042,800.
Total Assessment:	\$ 1,720,800.
Taxes:	\$ 89,619.
Tax Year:	2023
Tax Rate:	1.946/\$100
Equalization Ratio:	36.72%
Updated:	03/27/2024

Zoning: OR ~ Office/Research/Conference District

Remarks: 94,660 Sq. Ft. One-Story Office/Flex Building on 11.371 Acres Located Just Off Highway 1. Built in 1987 and DDA Compliant. Plenty of Natural Light with Courtyard, Loading Dock and Multiple Drive-In Doors. 16 Ft. Ceiling Height from Floor to Grade. 360 Parking Spaces. Approved for Biotech and Lab Space. Easy Access to Highway 1, 27, 130 and Interstate 95.

Price: \$ 14,950,000. ~ 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



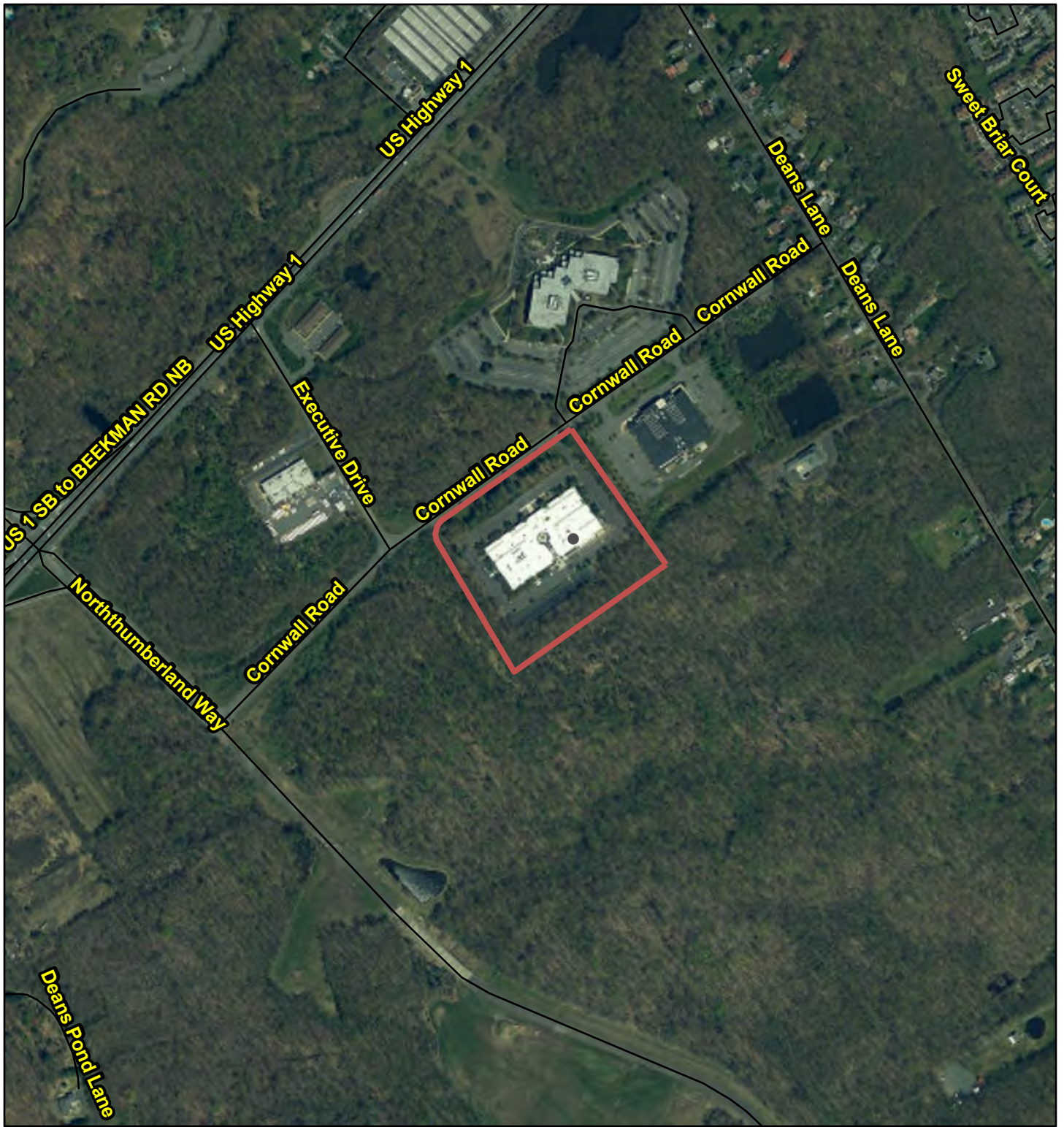






Parcels Data (Block and Lot)

Road Centerlines of NJ



— Road Centerlines of NJ



Kamlesh Shah

Kamlesh Shah Designs, Inc.
N.J. 08852
300 West Broadway
Suite 400
Monmouth Junction, NJ 08852
Phone: (609) 655-0099
Fax: (609) 655-0098
Email: info@kshahdesigns.com

Consultant:

Consultant:

Revisions:

No.	Revision	Date

Key Plan:

Project:

**MONMOUTH
OFFICE PARK
LLC.**

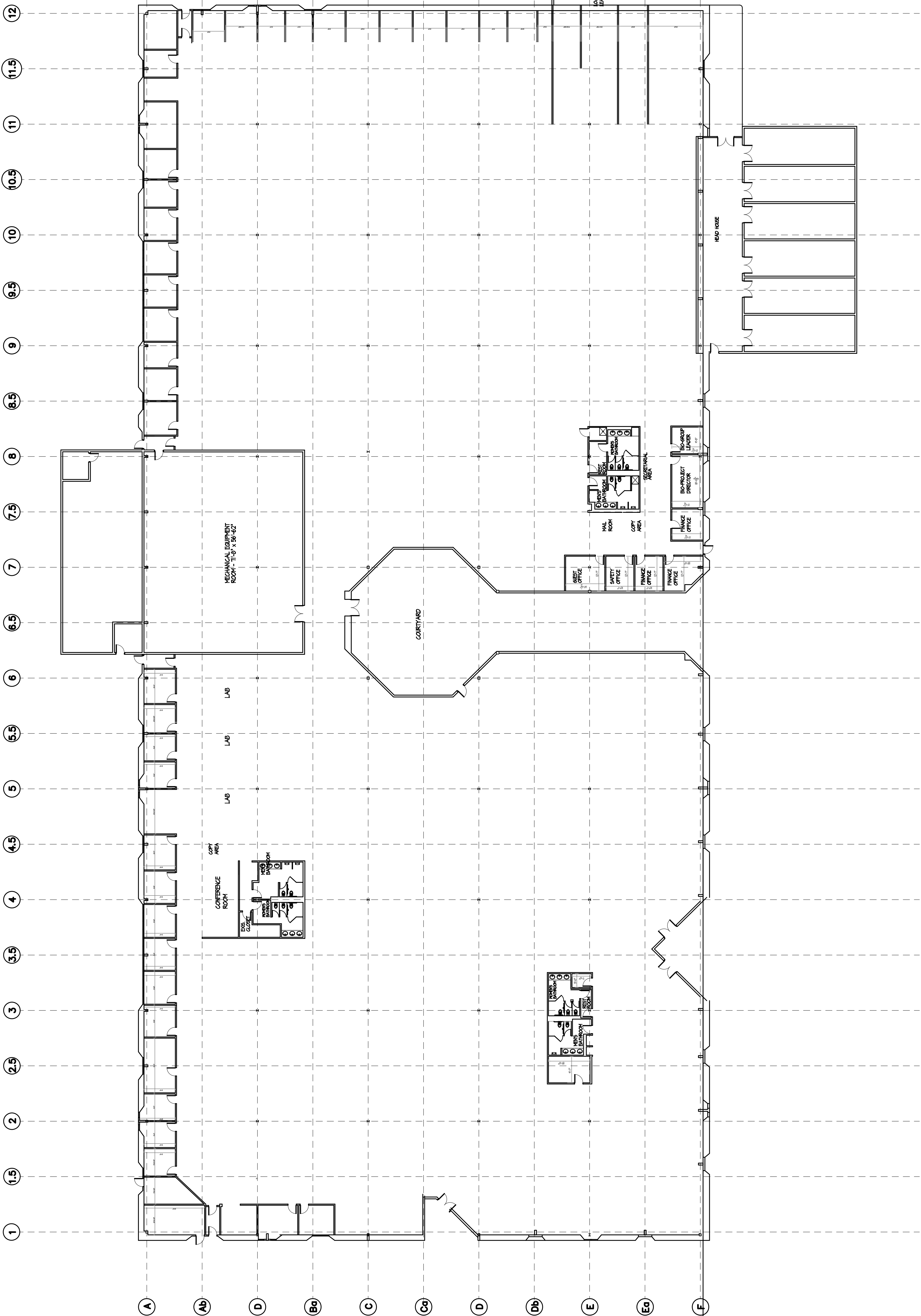
2000 CORNWALL ROAD,
MONMOUTH JUNCTION, NJ 08852

Drawing Title:
EXISTING PLAN

Date:	07.07.10
Scale:	AS NOTED
Drawn By:	BK
Reviewed By:	KS
KSD Project No.:	10056

Drawing Number

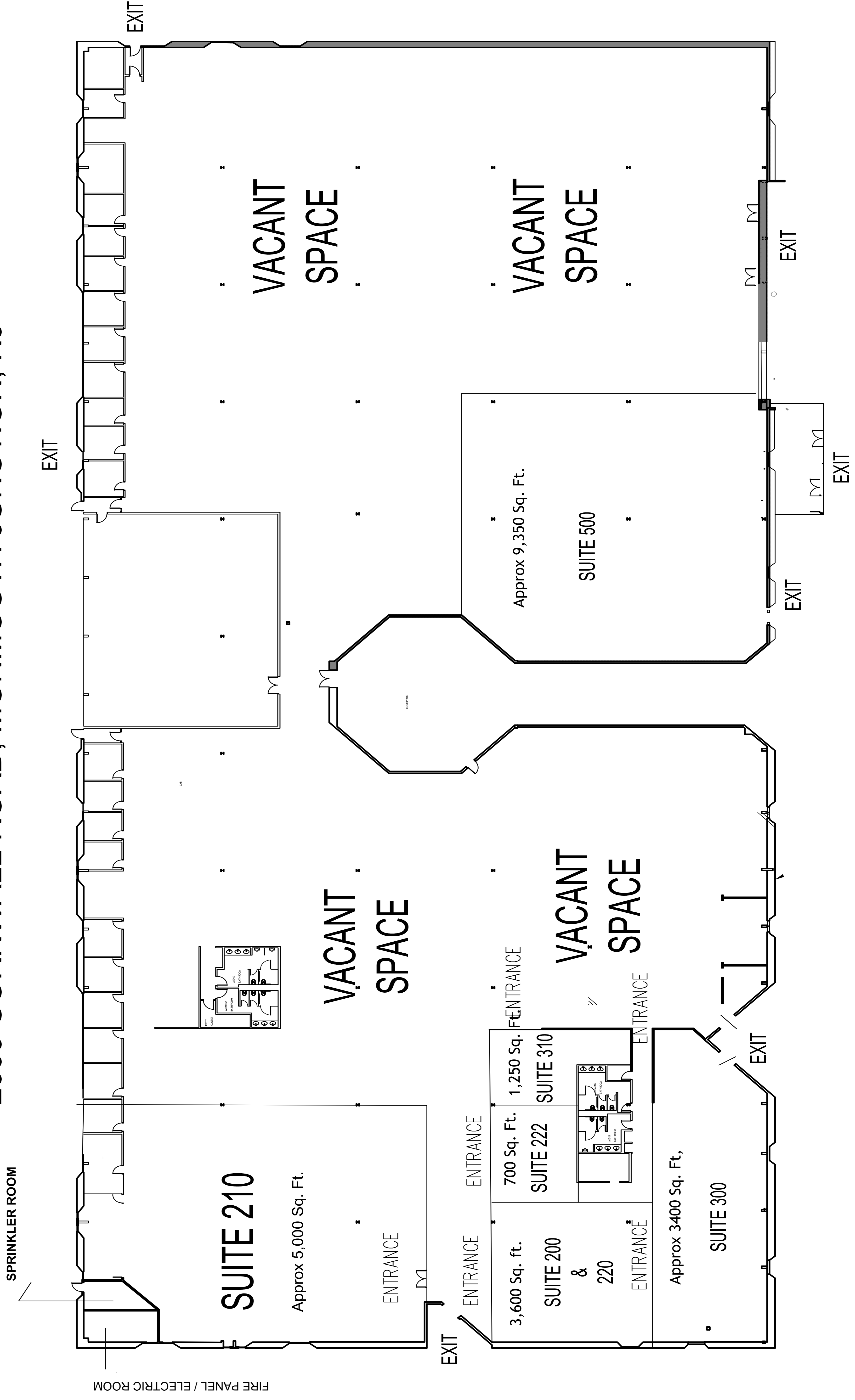
SK-1

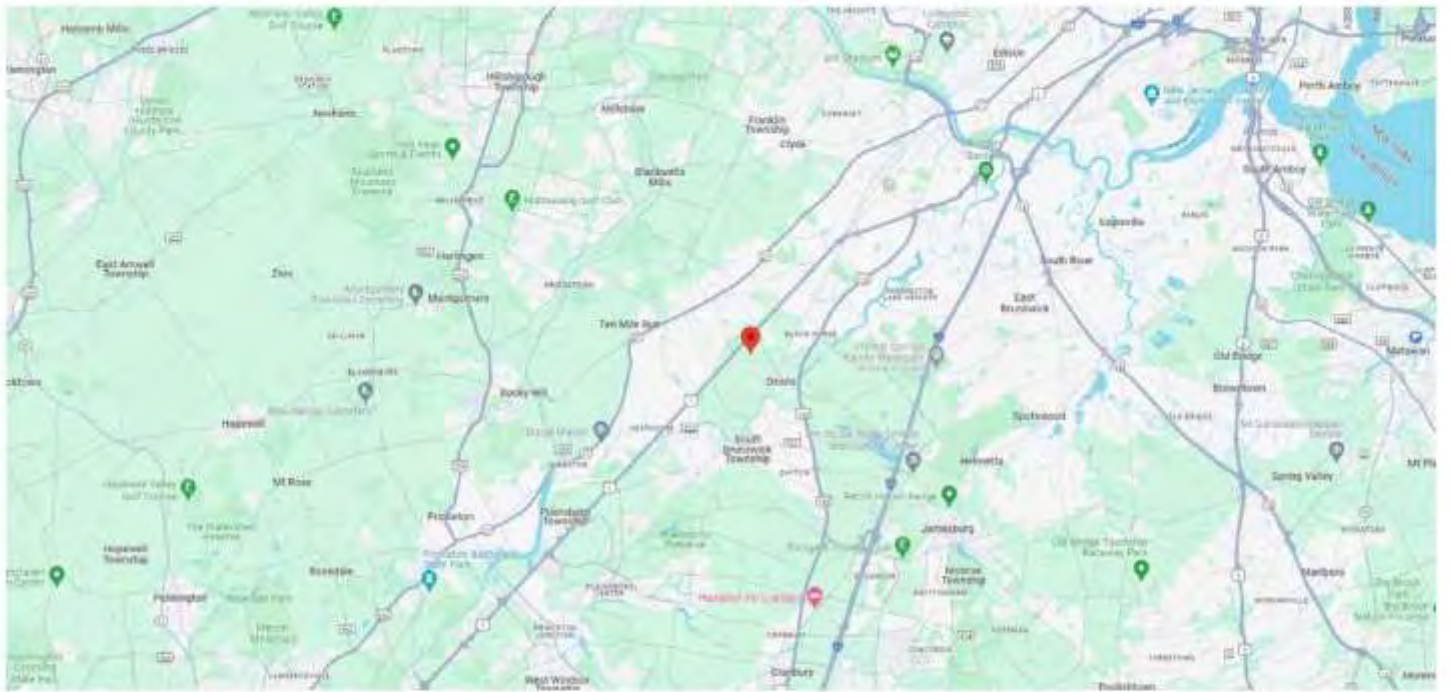


EXISTING PLAN

SCALE 1/8"=1'-0"

MONMOUTH OFFICE PARK TENANT FIT-OUT AT
2000 CORNWALL ROAD, MONMOUTH JUNCTION, NJ



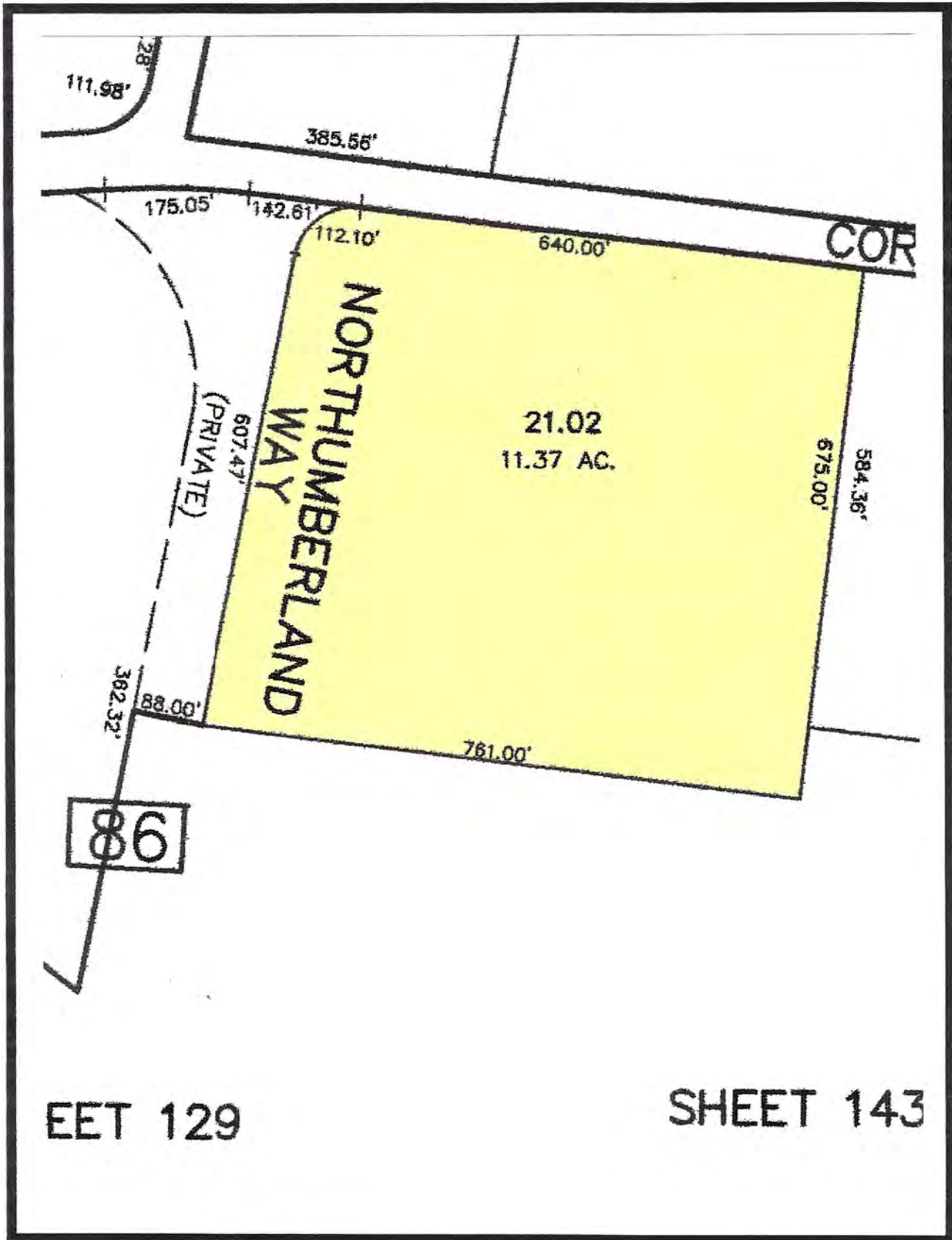


WETLANDS MAP



- Wetlands
- National Hydrography Dataset (NHD) Streams 2015 for New Jersey
- Stream/River
- National Hydrography Dataset (NHD) Waterbody 2015 for New Jersey
- Lake/Pond
- Parcels Data (Block and Lot)
- Road Centerlines of NJ
- Streams
- Stream/River

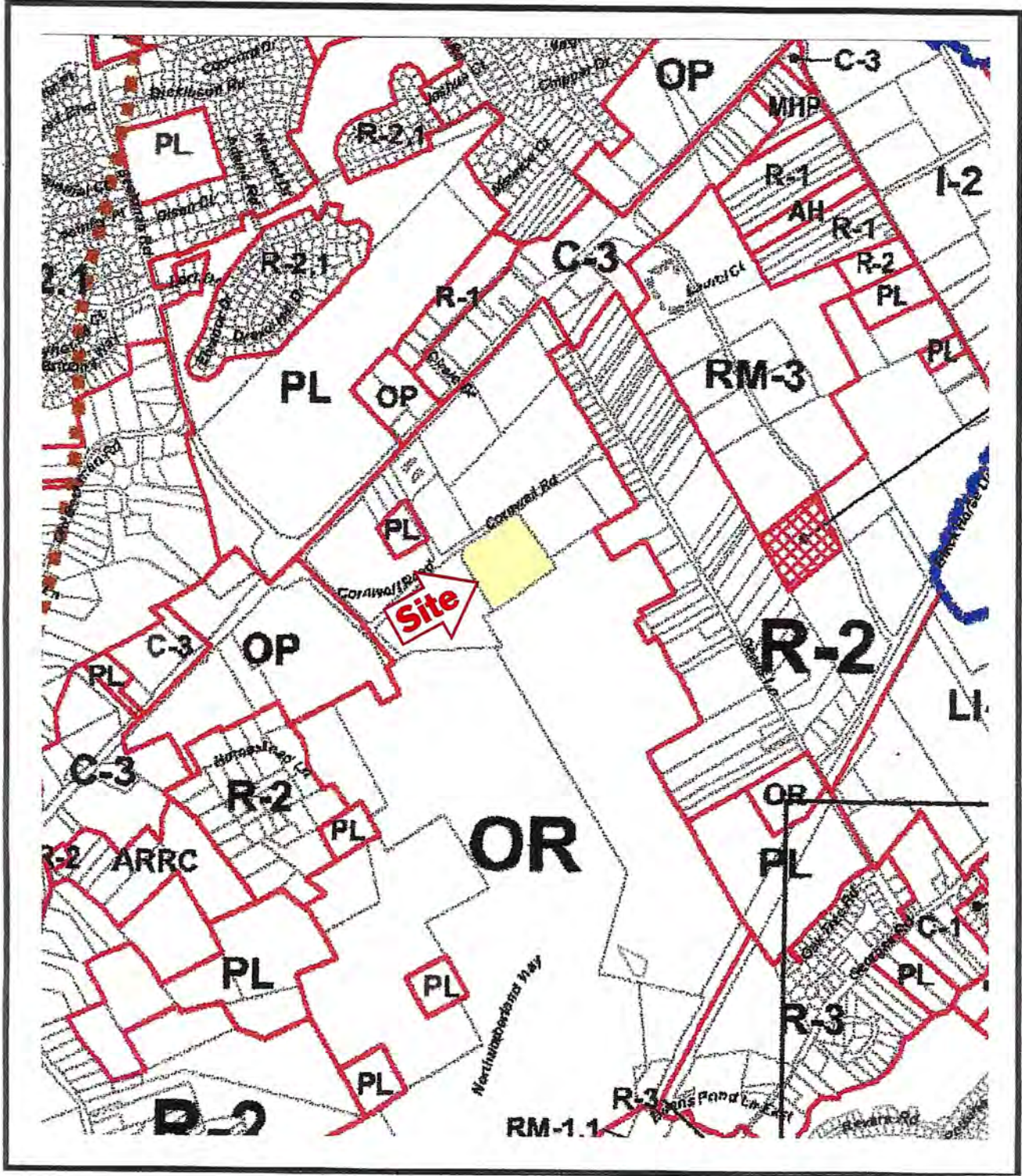
TAX MAP LOCATION



EET 129

SHEET 143

Zoning Map



Subdivision XXX. - OR Office/Research/Conference District

Footnotes:

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Cross reference— *Businesses, ch. 26.*

Sec. 62-1346. - Purpose.

The intent of the OR office/research/conference district is to permit the development of executive and corporate offices and high-technology research facilities in comprehensively planned facilities, with accessory hotel and conference activities.

(Code 1988, § 175-94(A))

Sec. 62-1347. - Uses permitted.

The following uses are permitted in the OR office/research/conference district:

- (1) Office center.
- (2) Scientific or high-technology laboratories devoted to research, design, experimentation or production.
- (3) Assembly of high-technology and electronic equipment.
- (4) Health maintenance organization, regulated under N.J.S.A. 26:2J-1 et seq., limited to outpatient facilities, with no overnight bed care.
- (5) Retail commercial and service facilities as part of a planned office/commercial development only. Uses and area and yard requirements of the C-2 general retail commercial center district in subdivision XXIII of this division shall apply.
- (6) Data centers.

(Code 1988, § 175-94(B)(1); Ord. No. 2007-94, § I, 1-22-2008; Ord. No. 2013-7, § I, 3-26-2013)

Sec. 62-1348. - Uses permitted as conditional uses.

The following uses shall be permitted in the OR office/research/conference district as conditional uses subject to planning board approved under N.J.S.A. 40:55D-67:

- (1) Government and public utility facilities.
- (2) Preexisting nonconforming light industrial and manufacturing uses, subject to the following conditions:
 - a. Compliance with the township nonresidential performance standards.

- b. Expansion must include the provision of a corporate/executive facility appearance.
 - c. Proposed expansion must be accompanied by sufficient parking and buffering so as not to impair the development or use of surrounding properties.
- (3) Accessory uses intended to complement the permitted uses for the primary use of employees, visitors and/or clients of principal permitted uses, subject to the following conditions:
- a. Uses shall be part of the principal permitted building.
 - b. Total accessory uses shall not occupy more than ten percent of the gross floor area of any principal building or exceed 10,000 square feet, whichever is less. Minimum floor area shall 500 square feet.
 - c. No outside individual entrance, except as required for fire/service access, shall be permitted.
 - d. No exterior signage, except as part of the overall building identification directory, shall be permitted.
 - e. No merchandise display shall be visible from outside of the building.
 - f. Parking shall be sufficient for the intended use.
- (4) Hotels subject to the following standards:
- a. Any hotel must be part of a planned office/corporate development, as permitted by section 62-1352.
 - b. A minimum of 150 guestrooms must be provided. Guestrooms must average no less than 300 square feet in area.
 - c. A minimum of 20,000 square feet of conference and banquet space must be provided.
 - d. A minimum of one indoor swimming pool must be provided. The pool shall contain an area equal to ten square feet per guestroom.
 - e. A minimum of two square feet per guestroom for lockers, showers, and toilet areas related to the pool must be provided.
 - f. A minimum of two square feet per guestroom for health club space must be provided, in addition to those facilities related to the pool.
 - g. A minimum of 4,000 square feet of restaurant space must be provided. Restaurants are encouraged to have cocktail and/or lounge space.
 - h. A minimum of 1,200 square feet of retail space must be provided within the hotel. Retail uses are limited to those businesses which are commonly found in hotels, and they shall provide services or shopping opportunities to hotel guests and the public. A maximum of ten percent of the floor area of the hotel may be devoted to such retail uses.
 - i.

Parking requirements are as follows: Reduction in the required number of parking spaces may be permitted by the planning board, upon demonstration that shared parking is feasible, likely, and adequate.

- j. The main lobby must contain a minimum area of 5,000 square feet, exclusive of conference, banquet, restaurant, cocktail or lounge space, and retail space; except that cocktail/lounge restaurant or retail space in excess of that required under subsections (4)g. and (4)h. of this section can be counted for up to 50 percent of the lobby requirement if such space is accessible to and part of the lobby.
- k. The maximum building height permitted is four stories and 54 feet.
- l. The minimum lot size for a hotel is ten acres. Minimum lot width shall be 400 feet; minimum lot depth shall be 500 feet; however, the provisions of section 62-1352(b)(1) shall apply to hotel uses.
- m. The maximum total lot coverage of the OR district shall apply, which shall be 55 percent.
- n. The maximum total building and structure coverage of the OR district shall apply, which shall be 35 percent.
- o. Deck parking lots are permitted and shall be included in building coverage calculations. One-half of the footprint area of the deck parking structure shall be excluded from calculation of total lot coverage if no less than 5,000 square feet of the highest parking deck level is devoted to a landscaped terrace and/or outdoor dining area accessible to the main lobby or lobby/atrium.
- p. Front, rear and side yard requirements of the OR district shall apply, but may be modified by the planning board in accordance with section 62-1352(b)(1). No parking shall be permitted in a required setback area.
- q. Frontage on a state highway is prohibited. Minimum frontage on an interior street shall be 400 feet.
- r. In addition to all applicable submission checklist requirements, the following must be submitted for review:
 - 1. A landscaping plan prepared by a state-certified landscape architect.
 - 2. A market analysis and feasibility study prepared by a professional planner or other qualified professional demonstrating that the hotel can attain a satisfactory occupancy rate within two years of the completion of construction.

(5) Middle school or high school, subject to the conditions stated in section 62-2172.

(Code 1988, § 175-94(B)(2); Ord. No. 54-94, 9-20-1994)

Sec. 62-1349. - Accessory uses permitted.

The following accessory uses are permitted in the OR office/research/conference district:

- (1) Buildings or structures customarily incidental to the principal use permitted.
- (2) Storage uses and buildings for materials, liquids, chemicals and similar items not permitted within the main building under Fire Underwriters' standards, provided that outside storage is completely enclosed on all sides and is not visible from a public street or residential district.
- (3) Permitted accessory uses include, as tenants within principal structures, coffeeshops, delis/restaurants, newspaper/stationery shops and teller bank machines.
 - a. Such uses shall be included as tenants within the various principal office buildings and shall not occupy separate buildings.
 - b. Not more than ten percent of the gross floor area of any principal office building may be occupied by accessory uses. The minimum floor area shall be 500 square feet. No more than 10,000 square feet shall be provided in any one building for such accessory uses.
 - c. No accessory use shall have an individual outside entrance, except for fire/service access, nor shall there be any display of outside signage, except as part of the overall building identification directory. No merchandise shall be visible from outside of the building.

(Code 1988, § 175-94(B)(3))

Sec. 62-1350. - Area and yard requirements.

- (a) The minimum lot size in the OR office/research/conference district shall be three acres, with a frontage on an improved public street of not less than 400 feet on a dual highway and not less than 300 feet on all other roadways.
- (b) There shall be a minimum front yard setback of 100 feet from the street line to the main foundation line on the nearest building or structure.
- (c) The minimum side yard shall be 25 feet, but in no event shall either side yard be less than the height of the building. The minimum rear yard shall be 50 feet. No parking or accessory structures are permitted in front of the side and rear yards.
- (d) Total building and structure coverage shall not exceed 35 percent of the total lot area. Total lot coverage, including buildings, structures, paving, sidewalks, etc., shall not exceed 55 percent of the total lot area.
- (e) No building or parking shall be located within 100 feet of a residential zone district boundary line.
- (f) The maximum height for all buildings shall not exceed four stories and 54 feet, except as provided for in this chapter.

(Code 1988, § 175-94(B)(4))

Sec. 62-1351. - Off-street parking requirements.

- (a) In the OR office/research/conference district, only ten percent of the parking shall be permitted in the front yard behind the front yard setback line. All other parking shall be located in the side and rear yards. Relief from this can only be granted for a corner lot, where only an excess of ten percent of the parking shall be permitted in the front yard, oriented to a minor street behind the front yard setback line. Front yard parking can be increased by ten percent for every 25-foot increase of the front yard setback line.
- (b) Office, research and assembly uses shall provide one parking space for each employee on the maximum work shift or one parking space for each 300 square feet of gross floor area, whichever is greater.
- (c) All off-street parking shall be designed to comply with the standards set forth in this chapter.
- (d) As set forth in section 62-1271, all buildings in C-2, C-3, OR and OP zones shall face the public roadways, and there shall be no service areas, loading/unloading areas facing public roadways.
- (e) Buffer area.
 - (1) In any zoning district other than residential, C-1 and C-4, land within 100 feet of the boundary of a residential or mixed-use district shall be known as a buffer area. In the C-1 district, land within 30 feet of the boundary of a residential or mixed-use district shall be known as a buffer area which shall include a berm a minimum of five feet in height plus landscaping sufficient to screen all nonresidential activities. In the C-2, OR, OP, I-2 and I-3 Districts, land within 200 feet of the boundary of a residential or mixed use district shall be known as a "buffer area," which shall include a berm a minimum of ten feet in height plus landscaping sufficient to screen all nonresidential activities. The berm should be undulating and its geometric form (e.g., sloped sides) should be varied to provide for a less rigid and more natural appearance, but in no instance shall the slope of the berm exceed a 3:1 (width to height) ratio.
 - (2) No driveways, parking areas, loading areas, storage areas, buildings or structures shall be located within the buffer areas. Stormwater management facilities shall not be located within 50 feet of the boundary of a residential or mixed-use district. Nothing in this section shall be construed to prohibit direct driveway access from a street. The buffer areas shall be comprised of existing vegetation and/or shall be landscaped in such a manner so as to provide an effective visual screen between uses.
 - (3) For new residential subdivisions and residential site plan applications, lands within 200 feet of property containing an active railroad line shall be required to meet the 200 foot "buffer area" requirement. For railroad buffers, top of berm must have four rows of staggered evergreen plantings. If existing trees compromise disturbance, areas may be supplemented by evergreen plantings at the discretion of the board. Fencing may also be required at the discretion of the board.

All required buffer widths set forth in this section may be increased at the discretion of the board, where environmental noise studies indicate existing or estimated future sound levels that warrant an increase of the required buffer width for protection of the public health, quality of life, and general welfare of the township.

(Code 1988, § 175-94(B)(5); Ord. No. 6-98, § 6(175-95), 3-17-1998; Ord. No. 19-00, app. A, 4-18-2000)

Sec. 62-1352. - Planned office/commercial development permitted use.

(a) *Permitted use criteria.* A planned office/commercial development, which meets the criteria set forth in this section, is a permitted use in an OR office/research/conference district or a combination of an OR and C-2 district or a combination of an OR district, C-2 district and a residential district, provided that the property in the residential district consists of a transitional lot existing at the time of the passage of the ordinance from which this section is derived. The criteria for a planned office/commercial development are as follows:

- (1) The minimum tract size shall be 300 contiguous acres. For the purposes of this section, the term "tract" shall mean all the lands within the perimeter of the planned office/commercial development. Rights-of-way for interior roads to be constructed, zone district boundary lines, utility lines and railroads shall not be deemed to divide the acreage of the tract.
- (2) The tract must have a minimum of 1,000 feet of frontage on a major arterial street, as shown in the circulation element of the township master plan.
- (3) Public sewer and water service must be provided to all portions of the tract to be developed.
- (4) A minimum open space buffer area of 50 feet from the tract property line or any external road right-of-way must be provided.
- (5) A minimum open space buffer of 100 feet from a common property line of the tract and a lot outside of the tract in a residential zone or a lot outside the tract containing a residential use must be provided.
- (6) A minimum of 25 percent of the total tract must be reserved as a public or private open space.
- (7) The principal, accessory and conditional uses permitted in the OR office/research/conference district shall also apply to the planned office/commercial development.

(b) *Area, yard and density requirements.* The area, yard and density requirements of the OR office/research/conference district shall apply to the planned office/commercial development, except that:

- (1) The minimum lot areas, lot widths, lot depths, lot frontages, front yard, side yard and rear yard setbacks may be reduced by the planning board after the applicant has demonstrated that the proposed lot areas, lot widths, lot depths, lot frontages, front yard, side yard and rear yard setbacks are consistent and proportionately arranged within a cluster of structures. The

applicant must also demonstrate that adequate light, air and open space surround each structure. In no case shall the distance between structures be less than 25 feet or the height of the structure, whichever is greater.

- (2) Parking is permitted in the front yard of the structure only when a 50-foot-wide buffer is provided along the public street and any internal street classified as a collector roadway. If an internal street is classified as a minor street, a 25-foot-wide buffer shall be provided. This buffer shall be an area of green space and shall consist of grass and landscaping, together with berming. Pedestrian walkways, stormwater detention facilities and access drives across the buffer area are permitted, as long as additional landscaping and berming can be provided.
 - (3) Total building and structure coverage shall not exceed 35 percent of the total tract area, excluding any C-2 part of the tract and including any dedicated open space within the tract. Total tract coverage, including buildings, structures, paving, sidewalks, etc., shall not exceed 55 percent of the total tract area, excluding any C-2 part of the tract and including any dedicated open space within the tract. These coverage requirements apply to the planned office/commercial development tract as a whole, excluding any C-2 part of the tract and including any dedicated open space within the tract. That portion of the tract set aside for commercial use shall conform to the C-2 requirements.
- (c) *Plan submission.* In addition to procedural requirements set forth in this chapter for conventional applications, at the time of a preliminary site plan submission a plan shall be submitted for the entire tract to be developed as a planned office/commercial development.
 - (d) *Compliance with procedures for planned development.* In addition, the applicant shall comply with procedures for planned development in sections 62-157 and 62-158, with the exception of the findings as to residents of the development.
 - (e) *Final approval in stages.* Notwithstanding anything to the contrary in this chapter, the applicant may seek final subdivision or site plan approval for a planned office/commercial development in stages, pursuant to an approved staging plan and/or agreement for range of timing of development which the applicant shall provide at the time of preliminary approval.
 - (f) *Off-street parking.* Subject to the buffer requirements of subsection (b)(2) Of this section, parking may be permitted in the front, side and rear setback areas of the office and commercial portions of lots, provided that the arrangement of parking spaces on the lots is designed in a comprehensive manner and that landscaping is provided within the lots, in accordance with the standards of this chapter.
 - (g) *Informal concept plan review.* For a planned office/commercial development, the applicant may, and is encouraged to, present an informal concept plan for the entire tract for review by the planning board.

(h) *Reapproval required for substantial deviations.* Substantial deviations from preliminary approval will require reapproval of the preliminary approval by formal resolution of the planning board.

(Code 1988, § 175-94(C))

Secs. 62-1353—62-1385. - Reserved.

2000 Cornwall Rd, South Brunswick Township, NJ 08852-2444, Middlesex County

APN: 21-00086-0000-00021-02 CLIP: 4490180124

POPULATION

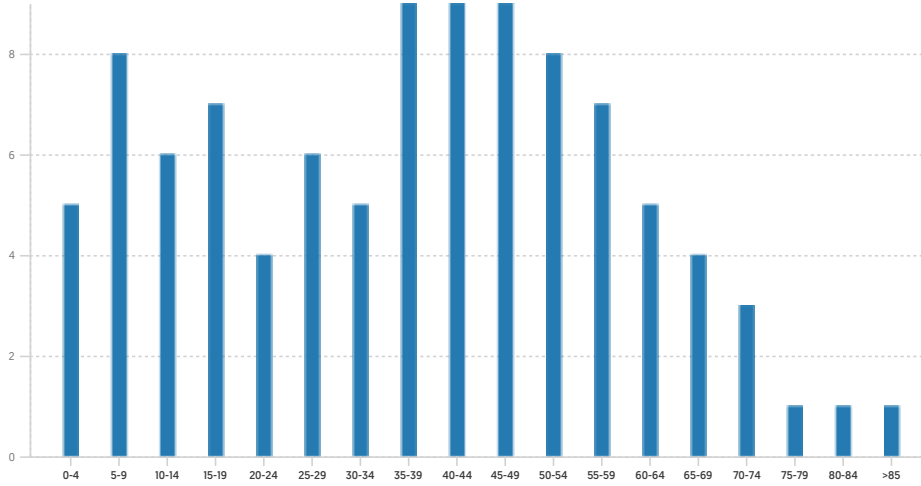
SUMMARY

Estimated Population	18,480
Population Growth (since 2010)	-18%
Population Density (ppl / mile)	1,380
Median Age	39.3

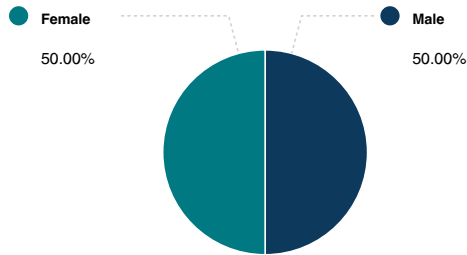
HOUSEHOLD

Number of Households	7,141
Household Size (ppl)	3
Households w/ Children	4,476

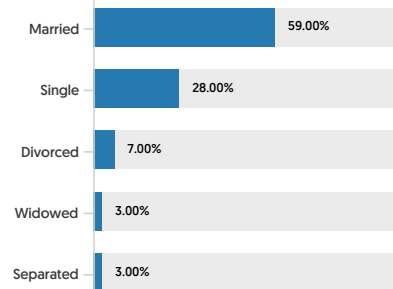
AGE



GENDER



MARITAL STATUS



HOUSING

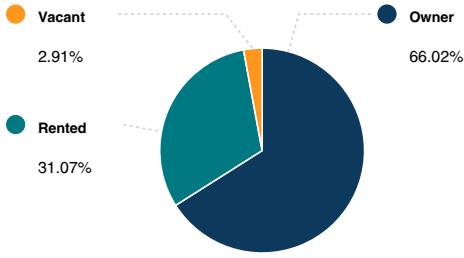
SUMMARY

Median Home Sale Price	\$425,400
Median Year Built	1990

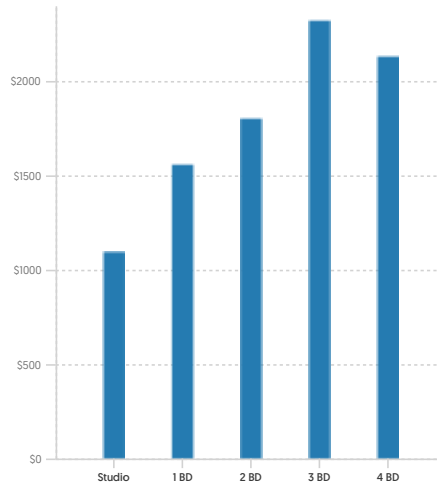
STABILITY

Annual Residential Turnover	12.88%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

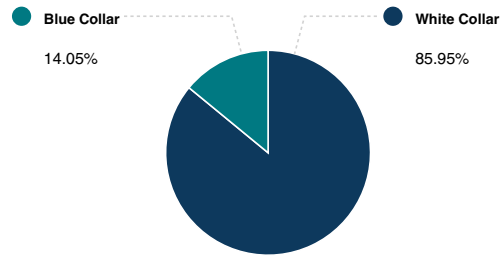


QUALITY OF LIFE

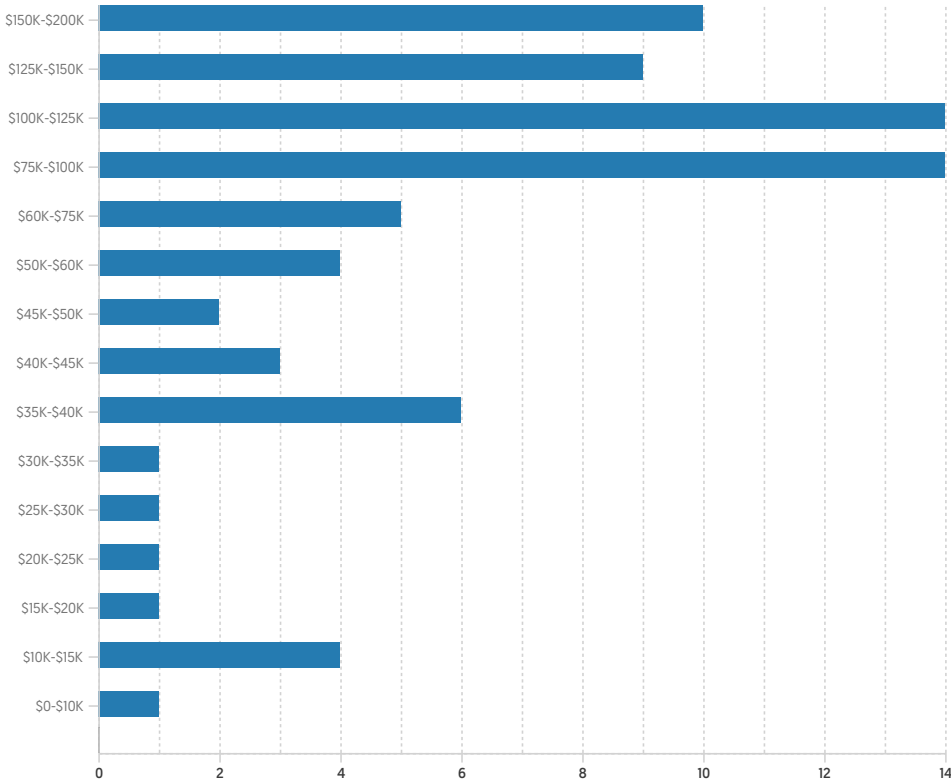
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	47
Mining	
Construction	322
Manufacturing	1,152
Transportation and Communications	680
Wholesale Trade	373
Retail Trade	782
Finance, Insurance and Real Estate	1,008
Services	2,692
Public Administration	528
Unclassified	

WORKFORCE



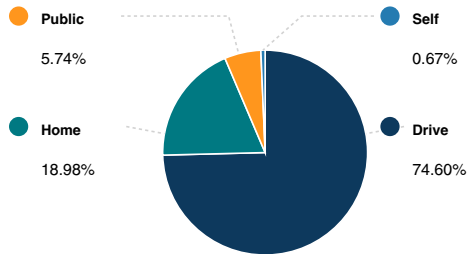
HOUSEHOLD INCOME



Average Household Income **\$109,462**

Average Per Capita Income **\$55,784**

COMMUTE METHOD



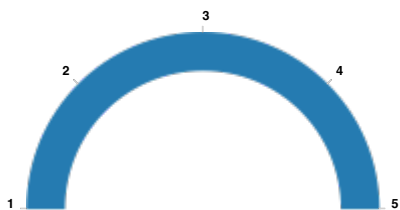
Median Travel Time **35 min**

WEATHER

January High Temp (avg °F)	39.2
January Low Temp (avg °F)	21.8
July High Temp (avg °F)	85.6
July Low Temp (avg °F)	64.9
Annual Precipitation (inches)	48.93

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	28
Some High School	403
High School Graduate	1,779
Some College	1,104
Associate Degree	563
Bachelor's Degree	5,751
Graduate Degree	3,800

(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
Paradise Biryani Pointe LLC	1100 Cornwall Rd Ste 112	(732) 821-6300	0.2	Indian/Pakistan Restaurant
Queen Latifah Inc	61 Deans Ln	(732) 821-3172	0.34	Ice Cream Stands Or Dairy Bars
Wendy's	3800 US Highway 1	(732) 940-2112	0.55	Fast-Food Restaurant, Chain
South Brunswick Manor Inn	3793 US Highway 1	(732) 297-1600	0.59	Eating Places
University Pub Inc	115 Eleanor Dr	(732) 545-6205	0.66	Restaurant, Family: Independent
At&T South Brunswick	3917 US Highway 1	(732) 821-9393	0.74	Night Clubs
Dominos Pizza Alt Payer	3 Joshua Ct	(732) 325-7373	0.87	Pizzeria, Chain
Hopewell Fast Food, L.I.c.	3948 US Highway 1 Apt 1	(732) 297-0793	0.99	Fast-Food Restaurant, Chain

SHOPPING

	Address	Phone #	Distance	Description
Metro Food And Meat	3790 US Highway 1	(732) 798-6118	0.58	Grocery Stores
Taaza Market Place Inc	3790 US Highway 1	(732) 798-6099	0.58	Meat Markets, Including Freezer Provisioners