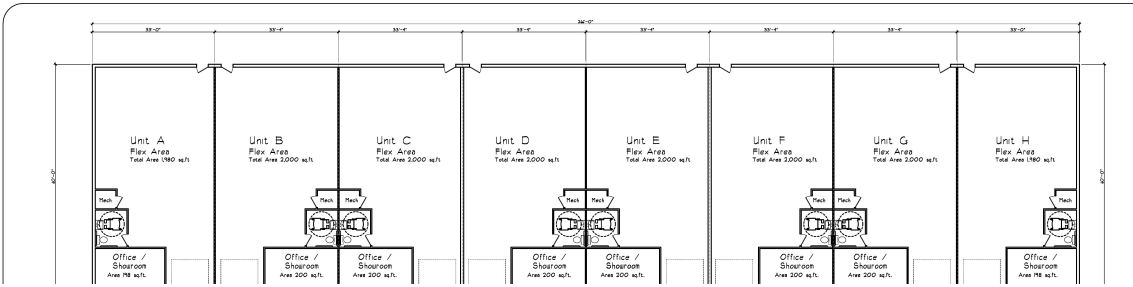


364 S. Main Street

Stafford Township (Manahawkin), New Jersey 08050 | Route 9 Frontage

FOR SALE
\$1,250,000

APPROVED SITE PLAN — 8-UNIT SMALL-BAY FLEX BUILDING (MAIN LEVEL FLOOR PLAN)



2.58
ACRES

LB
ZONING

8
APPROVED UNITS

15,940
APPROVED SF

✓
PLANNING BOARD APPROVED

PROPERTY OVERVIEW

A rare, ready-to-build opportunity: a 2.58-acre LB-zoned parcel on Route 9 in Stafford Township with full Planning Board approval already in hand for an 8-unit, ±15,940 SF small-bay flex/industrial building. Every unit is designed with a drive-in overhead door, office/showroom area, and mechanical room — a layout built specifically for contractors, tradesmen, and small business owner-users. With approvals complete, a buyer can move straight to permitting and construction, skipping the 12-24 months typically required for site plan approval.

APPROVED BUILDING PROGRAM

- ▶ 8 flex units — Units A & H at ±1,980 SF, Units B-G at ±2,000 SF each
- ▶ Each unit includes drive-in overhead door, office/showroom, and mechanical room
- ▶ Total approved building area: ±15,940 SF on a 246' building footprint
- ▶ Firewall at building midpoint — eliminates sprinkler requirement
- ▶ Pre-engineered metal building envelope, architect-designed (Paul J. Rodek)
- ▶ Front elevation designed for individual unit signage

SITE FEATURES

- ▶ 2.58-acre parcel with Route 9 frontage and visibility
- ▶ LB (Light Business) zoning
- ▶ Full Planning Board approval — Stafford Township, Lot 18.02, Block 123.01

LAND SPECIFICATIONS

Address	364 S. Main St.
Municipality	Stafford Twp, NJ
Lot Size	2.58 Acres
Block / Lot	123.01 / 18.02
Zoning	LB (Light Business)
Frontage	Route 9
Approval Status	Planning Board Approved
Approved Program	8-Unit / ±15,940 SF
Construction Type	Pre-Engineered Metal
Fire Protection	Firewall (No Sprinkler)

ASKING PRICE

\$1,250,000

Approved 2.58-acre site — ready to permit & build

WHY BUY APPROVED LAND

Skip entitlement risk and delay. This site has already cleared Planning Board review — a buyer can move directly into construction on a small-bay flex product with strong, durable demand from local contractors, tradesmen, and service businesses.

IDEAL BUYER PROFILE

Perfectly suited for a contractor or builder looking to construct their own small-bay flex space — whether to occupy several units and lease the balance, or build and sell/lease the full project. Self-performing GCs stand to capture the most upside, with construction cost benchmarks around \$130/SF for a comparable self-perform build.