



7A UNION HILL ROAD, MONROE

PROPERTY SUMMARY

Now under construction and slated for delivery starting June 2026, this brand-new mini-warehouse development offers 28,000 square feet of flexible space across two buildings. Units start at 3,500 square feet and can be customized to fit the needs of a variety of trades and businesses.

Each unit includes:

- Two bathrooms
- 348 sq. ft. of office space with a window, private entrance, and separate utility meters
- Three-phase 120/220 V, 200-amp electrical service
- 20-foot clear height
- 10' x 14' drive-in door

The property provides 65 on-site parking spaces and is ideal for electrical, HVAC, and plumbing contractors, as well as cabinet makers, woodworkers, printers, and machine shops. Units can be tailored to suit tenant requirements.

Located in Central New Jersey, just 10 minutes from Exit 8A of the NJ Turnpike, the site offers excellent connectivity—minutes to Manalapan and the Jersey Shore to the east, and Edison and New Brunswick to the north.

Showings by appointment only. Please note: The property is under construction, and access is currently restricted.



SCAN TO VIEW
PROPERTY SITE

MARKETED BY

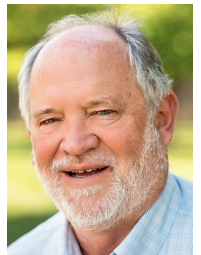
Gough 'Winn' Thompson

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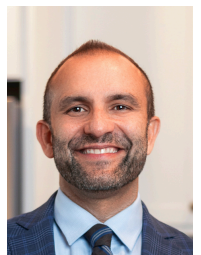
Mark Bettencourt

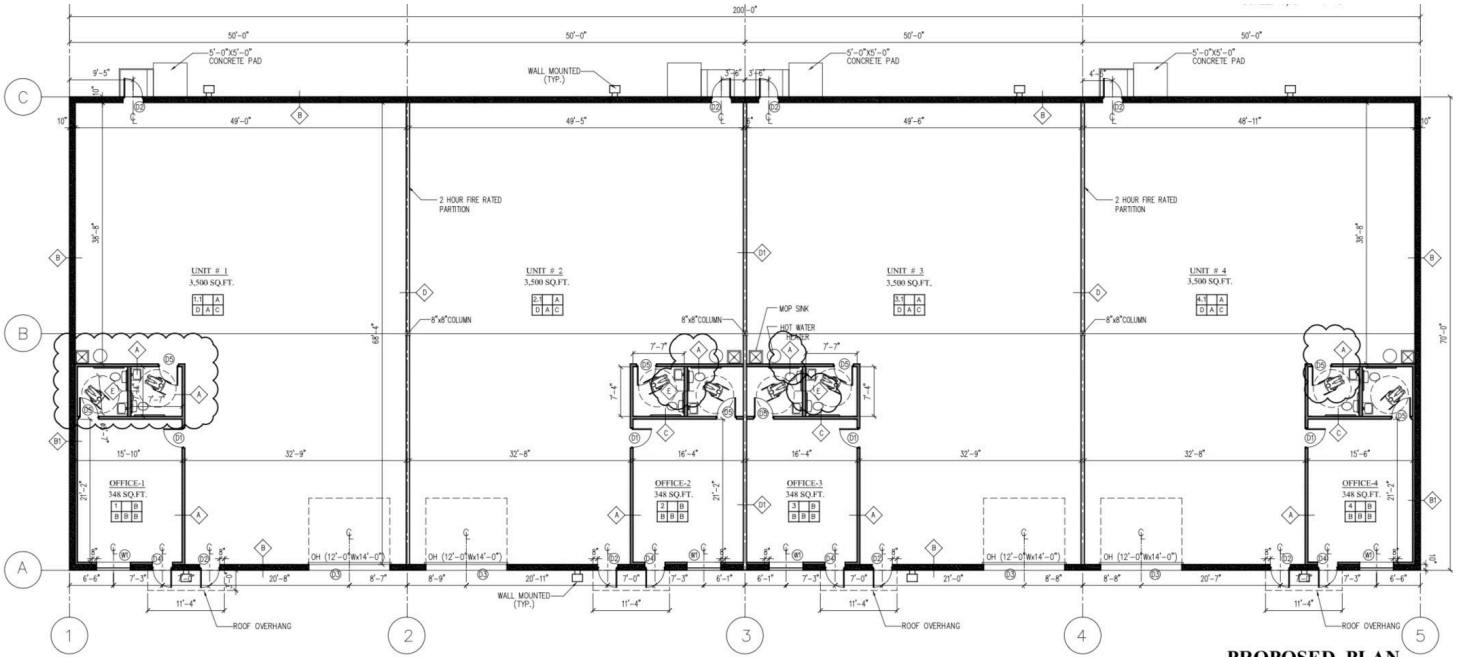
Broker Associate

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PROPOSED PLAN
SCALE: 1/8" = 1'-0"



MINOR NOTES:
 1. PROVIDE ALL NECESSARY PERMITS.
 2. PROVIDE ALL NECESSARY UTILITIES.
 3. PROVIDE ALL NECESSARY EROSION CONTROL.
 4. PROVIDE ALL NECESSARY LANDSCAPING.
 5. PROVIDE ALL NECESSARY SIGNAGE.
 6. PROVIDE ALL NECESSARY FENCE.
 7. PROVIDE ALL NECESSARY LIGHTING.
 8. PROVIDE ALL NECESSARY PAVING.
 9. PROVIDE ALL NECESSARY CURBS AND GUTTERS.
 10. PROVIDE ALL NECESSARY SIDEWALKS.
 11. PROVIDE ALL NECESSARY BIKEWAYS.
 12. PROVIDE ALL NECESSARY TREES AND PLANTS.
 13. PROVIDE ALL NECESSARY SEWER AND STORM SEWER.
 14. PROVIDE ALL NECESSARY WATER AND GAS.
 15. PROVIDE ALL NECESSARY ELECTRICAL AND TELEPHONE.
 16. PROVIDE ALL NECESSARY HEATING AND COOLING.
 17. PROVIDE ALL NECESSARY INSULATION.
 18. PROVIDE ALL NECESSARY FINISHES.
 19. PROVIDE ALL NECESSARY SAFETY FEATURES.
 20. PROVIDE ALL NECESSARY ACCESSIBILITY FEATURES.

BUILDING AREA ANALYSIS:
 TOTAL OFFICE AREA = 1,392 SQ. FT.
 TOTAL WAREHOUSE AREA = 1,108 SQ. FT.
 TOTAL AREA = 2,500 SQ. FT.

LANDSCAPE ANALYSIS:
 TOTAL TREES = 100
 TOTAL PLANTS = 200
 TOTAL BUSHES = 300
 TOTAL GRASS = 400

ZONING INFORMATION

ZONING DATA TABLE - ALL ZONING DISTRICTS

USE	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
OFFICE	100	100	100	100
WAREHOUSE	100	100	100	100
RESIDENTIAL	100	100	100	100
INDUSTRIAL	100	100	100	100
COMMERCIAL	100	100	100	100
RECREATION	100	100	100	100
UTILITY	100	100	100	100
TRAVEL	100	100	100	100
TRANSPORTATION	100	100	100	100
HAZARDOUS WASTE	100	100	100	100
INDUSTRIAL PROCESS	100	100	100	100
MANUFACTURING	100	100	100	100
RESEARCH AND DEVELOPMENT	100	100	100	100
LABORATORY	100	100	100	100
CALL CENTER	100	100	100	100
WAREHOUSE	100	100	100	100
INDUSTRIAL OFFICE	100	100	100	100
INDUSTRIAL WAREHOUSE	100	100	100	100
INDUSTRIAL MANUFACTURING	100	100	100	100
INDUSTRIAL PROCESS	100	100	100	100
INDUSTRIAL RESEARCH AND DEVELOPMENT	100	100	100	100
INDUSTRIAL LABORATORY	100	100	100	100
INDUSTRIAL CALL CENTER	100	100	100	100
INDUSTRIAL WAREHOUSE	100	100	100	100
INDUSTRIAL OFFICE	100	100	100	100
INDUSTRIAL WAREHOUSE	100	100	100	100
INDUSTRIAL MANUFACTURING	100	100	100	100
INDUSTRIAL PROCESS	100	100	100	100
INDUSTRIAL RESEARCH AND DEVELOPMENT	100	100	100	100
INDUSTRIAL LABORATORY	100	100	100	100
INDUSTRIAL CALL CENTER	100	100	100	100

LETTERS OF VARIANCE / OBSERVATIONS

1. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWNSHIP OF MONROE, NEW JERSEY.

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