

# 2069 Highway 35

2069 Highway 35, South Amboy, NJ 08879

Presented by  
2069 Property LLC



**Price: \$26.40 /SF/YR**

Perfect for:

Auto Sale • Auto Repair • Mechanic Shop • Power / Electric Company • Warehouse • Distribution • Landscaping • Contractor Yard • Manufacturing • Storage • Office • Retail • E-commerce • Flex space

Location Advantage (NYC Access):

- Easy commute to New York City
- ~30 mins to Newark Liberty International Airport
- ~25 mins to New York Container Terminal
- Close to Route 35, Garden State Parkway, NJ Turnpike

Zoning:

- B-3 Business Zone, The last two photos contain the detail zoning schedule.

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For Lease By Owner.

Looking for affordable space near NYC? This prime NJ location offers quick access to New York, major highways, ports, and airports



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**2069 Property LLC**

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## Listing space

### 1st Floor

Space Available	9,100 SF
Rental Rate	\$26.40 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	3,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

For Lease by Owner – Commercial / Industrial Space for Lease  
Property Highlights:  
o Previously occupied by Landscaping Company  
o 6,500 SF commercial building +2,200 SF Residential Property + 400 SF 2-door Garage  
o 6,500 SF Commercial Building, Newly building Built in 2021 (modern construction) features Garage/shop (3,500 SF) + office (3,000 SF)+2,000 SF Attic Space  
o 1.94-acre lot with large usable yard  
o Heated floors (garage + 1st floor office)  
o Garage - 3 drive-in / grade-level doors (18 ft)  
o Garage - 24' clear height  
o Shower facilities  
o 400 Amp power  
o Public water & sewer  
o LED lighting  
o Handicap accessible  
Location Advantage (NYC Access):  
• Easy commute to New York City • ~30 mins to Newark Liberty International Airport • ~25 mins to New York Container Terminal • Close to Route 35, Garden State Parkway, NJ Turnpike  
Zoning: • B-3 Business Zone

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## Property Photos



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## Property Photos



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## Property Photos



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Office

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## Property Photos



2ndFloor Office



2ndfloorBathroom

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## Property Photos



Attic



Garage1

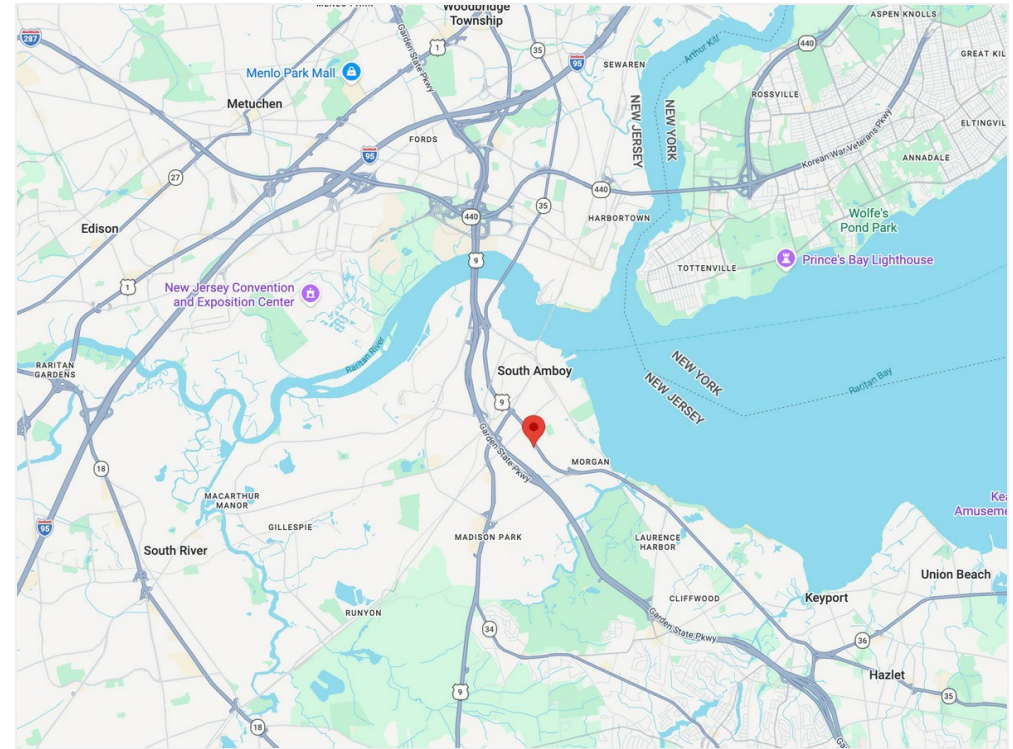
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## Property Photos



Garage2



LocationMap42069NJ-35

# 2069 Highway 35

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## Property Photos

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Zoning Schedule I-B  
Use Regulations - Commercial Districts  
Borough of Sayreville, Middlesex County, New Jersey

Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Apartment	-	A	-	-	-	-
Automatic car wash	-	P	P	-	-	-
Automobile repair	-	P	P	-	-	-
Automobile sales	-	-	P	-	-	-
Bar	-	P	P	-	P	-
Child care center	P	P	P	P	P	P
Essential service	P	P	P	P	P	P
Financial institution	P	P	-	-	-	-
Full-service or suite hotel	-	-	C	-	-	-
Funeral home	-	P	-	-	-	-
Gasoline service station	-	C	C	-	-	-
Health club, gym or recreational facility	P	P	P	A	A	P
House of worship	C	C	C	C	C	C
Indoor theater	-	-	P	-	-	-

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Sayreville Borough, NJ Code of Ordinances Page 2 of 2

Zoning Schedule I-B  
Use Regulations - Commercial Districts  
Borough of Sayreville, Middlesex County, New Jersey

Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Institutional and public use	P	P	P	P	P	P
Nightclub	-	-	P	-	A	-
Nursing home, assisted living facility, continuing care retirement community	P	P	P	P	-	P
Office	P	P**	P	P	P	A

ZoningSchedule1

Sayreville Borough, NJ Code of Ordinances Page 1 of 1

Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Outdoor storage	A	A	A	A	A	A
Parking facility/garage (non-truck)	A	A	A	A	A	A
Parking for principal use	A	A	A	A	A	A
Public utility	C	C	C	C	C	C
Research laboratory	-	-	-	P	-	-
Restaurant, excluding drive-in	P	P	P	-	P	A
Retail sales and service	P	P	P	-	A	A
Signs	A	A	A	A	A	A
Water-related use	-	-	-	-	P	-
Wholesale sales and service	-	-	P	-	A	-
Wireless telecommunications facility	See Section 26-87					
P = Permitted use; C = Conditional use; A = Accessory use						
*See Section 26-84.3 for PUD/PRD options.						

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ZoningSchedule2

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## Location

