

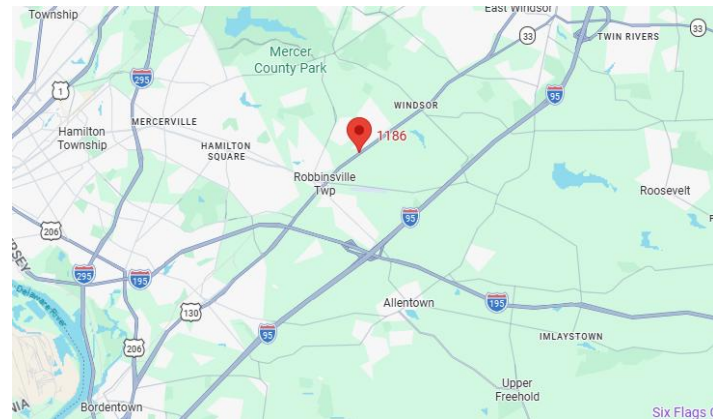


1186 Route 130 Robbinsville, NJ 08691

Available for Sale

- 3.23 Acres Land
- Block 8, Lot 9.03
- Redevelopment Opportunity – adopted redevelopment plan supporting a proposed 39,000 SF flex building
- Zoning: RDP (Permitted uses next page)
- Flexible Zoning for wide range of uses including flex, storage, retail, professional, recreation and more
- Great visibility along Route 130
- Easy access to the NJ Turnpike
- Cars per Day: 25,000
- Proximity to Retail, Residential

Asking Price: \$2,200,000



RDP Redevelopment Plan

Permitted uses:

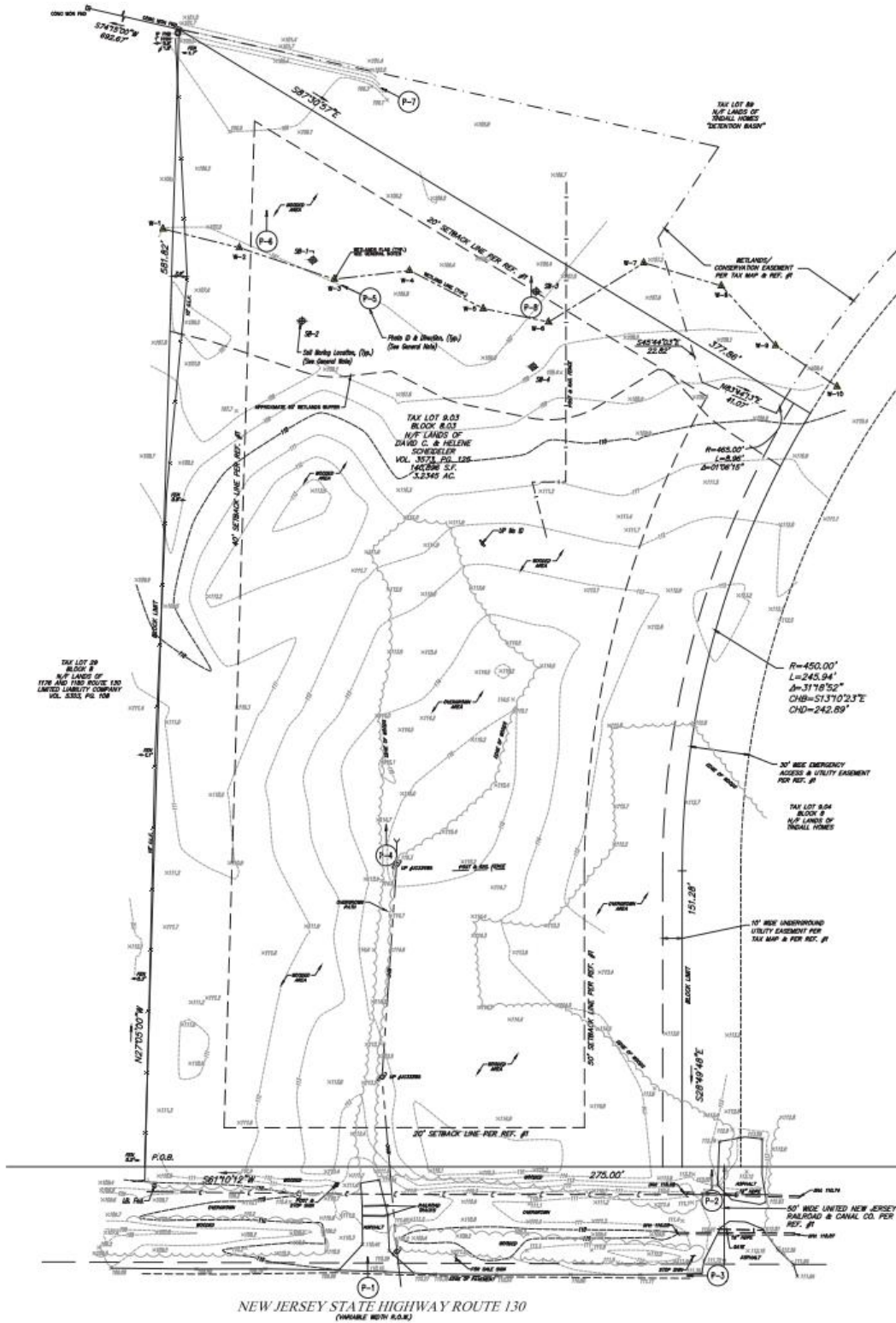
- Retail stores.
- Personal services.
- Business offices.
- Restaurants, including drive-through facilities.
- Indoor recreation uses and facilities, including health, therapeutic and fitness centers, gymnasiums, tennis and racquetball courts and like and similar uses.
- Combination office service and/or retail sales.
- Wholesale and wholesale storage.
- Flex-space or flex-buildings.
- Retail or wholesale showroom.
- Art galleries, artist, musician and photography studios, dance and instructional studios and like and similar activities.
- Multiple principal buildings or uses on a single lot within the redevelopment plan area provided such buildings and uses are permitted principal uses.

Accessory uses permitted:

- Retail or wholesale showroom.
- Off-street parking, including parking for trucks and trailers in the rear yard only.
- Garages, storage buildings and other customary accessory uses incidental to the principal use.
- Carports to support the installation of solar panels.
- Solar panels, whether on a roof, mounted on the ground or mounted to a carport.
- Signs.
- Fences and walls.
- Light fixtures.
- Street furniture including tables, chairs, benches and trash receptacles.
- Masonry and fenced trash enclosures.
- Electrical transformers and other utility equipment.
- Electric vehicle charging stations and required infrastructure.
- Swales/rain gardens and stormwater management facilities.
- Temporary construction trailers while site construction is occurring.
- Emergency backup generators.
- Uses customarily incidental to a permitted principal use.

Area and Yard Requirements:

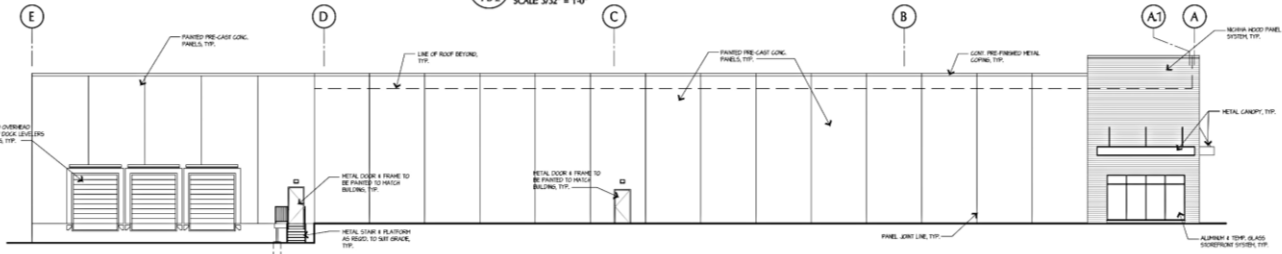
Minimum lot area:	40,000 SF
Minimum lot width:	150'
Minimum lot frontage:	150'
Minimum lot depth:	250'
Minimum front yard setback:	50'
Minimum side yard setback:	30'
Minimum rear yard setback:	50'
Maximum impervious surface ratio:	0.65
Minimum parking setbacks:	0' front yard; 10' rear & side yards
Minimum driveway side yard setback:	5'
Maximum building height:	35' maximum 2 stories



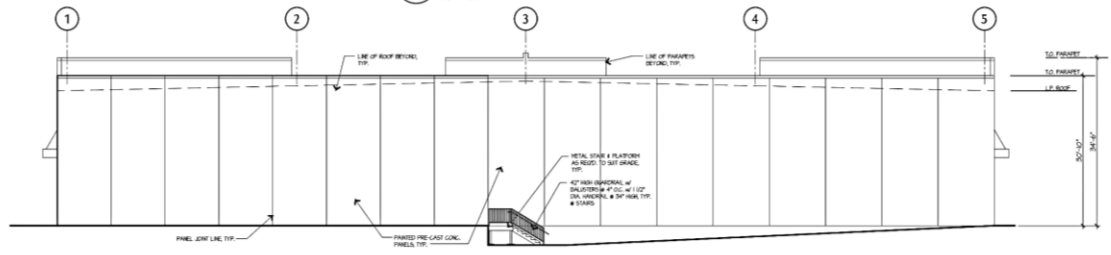
Wetlands Line Verification



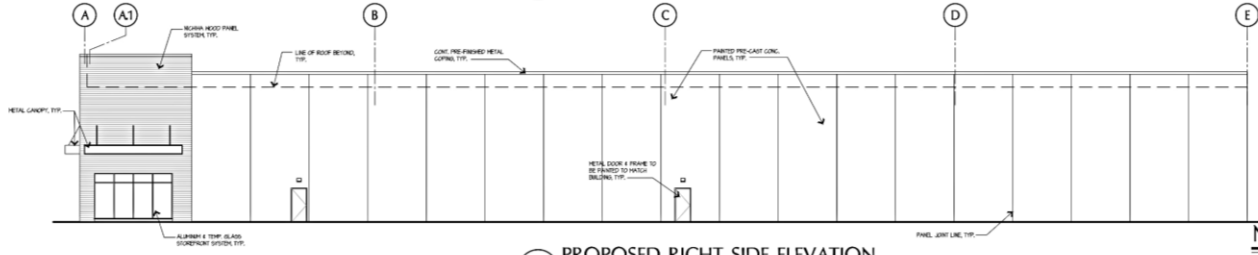
1 PROPOSED FRONT ELEVATION
PB-2 SCALE: 3/32" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
PB-2 SCALE: 3/32" = 1'-0"



3 PROPOSED REAR ELEVATION
PB-2 SCALE: 3/32" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION
PB-2 SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

JANUARY 12, 2025
JANUARY 20, 2025

Proposed Building Elevations

For Sale

3.23 Acres Industrial Flex Property

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