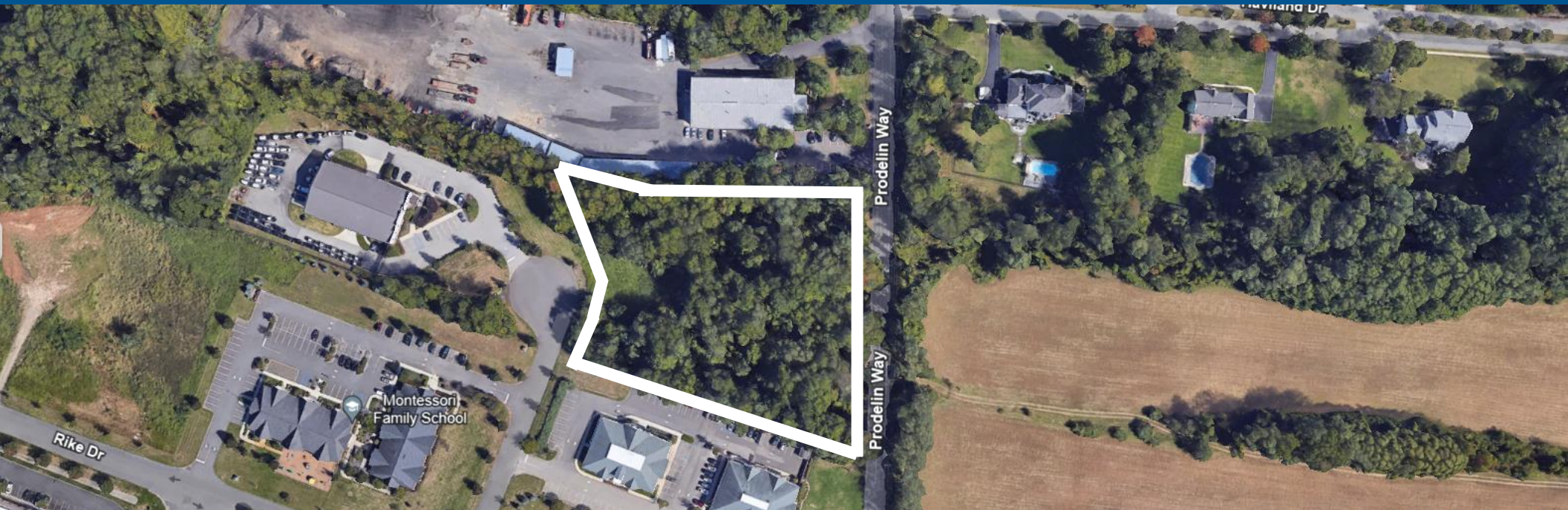


LEGACY

Commercial Realty, LLC

+/- 2.98 AC – INDUSTRIAL LAND FOR SALE



100-150 MECO DRIVE, MILLSTONE, NJ 08535
OFFERING MEMORANDUM

Matt Miller
SVP, Investment Sales & Leasing – Sales Assoc.
Legacy Commercial Realty, L.L.C.
Cell: 908.770.0686
Matt@legacyrealtynj.com

Seth Katz - CEO
Broker of Record
Legacy Commercial Realty, L.L.C.
Office: 732.333.6380
Seth@legacyrealtynj.com



PROPERTY SUMMARY:

Address:	100-150 Meco Drive, Millstone, NJ 08535
Total Lot Size:	+/- 2.98 AC of Vacant Land
Asking Price:	\$995,000 (\$333,893 / AC) – PRICE JUST REDUCED
2024 RE Taxes:	\$4,995.97

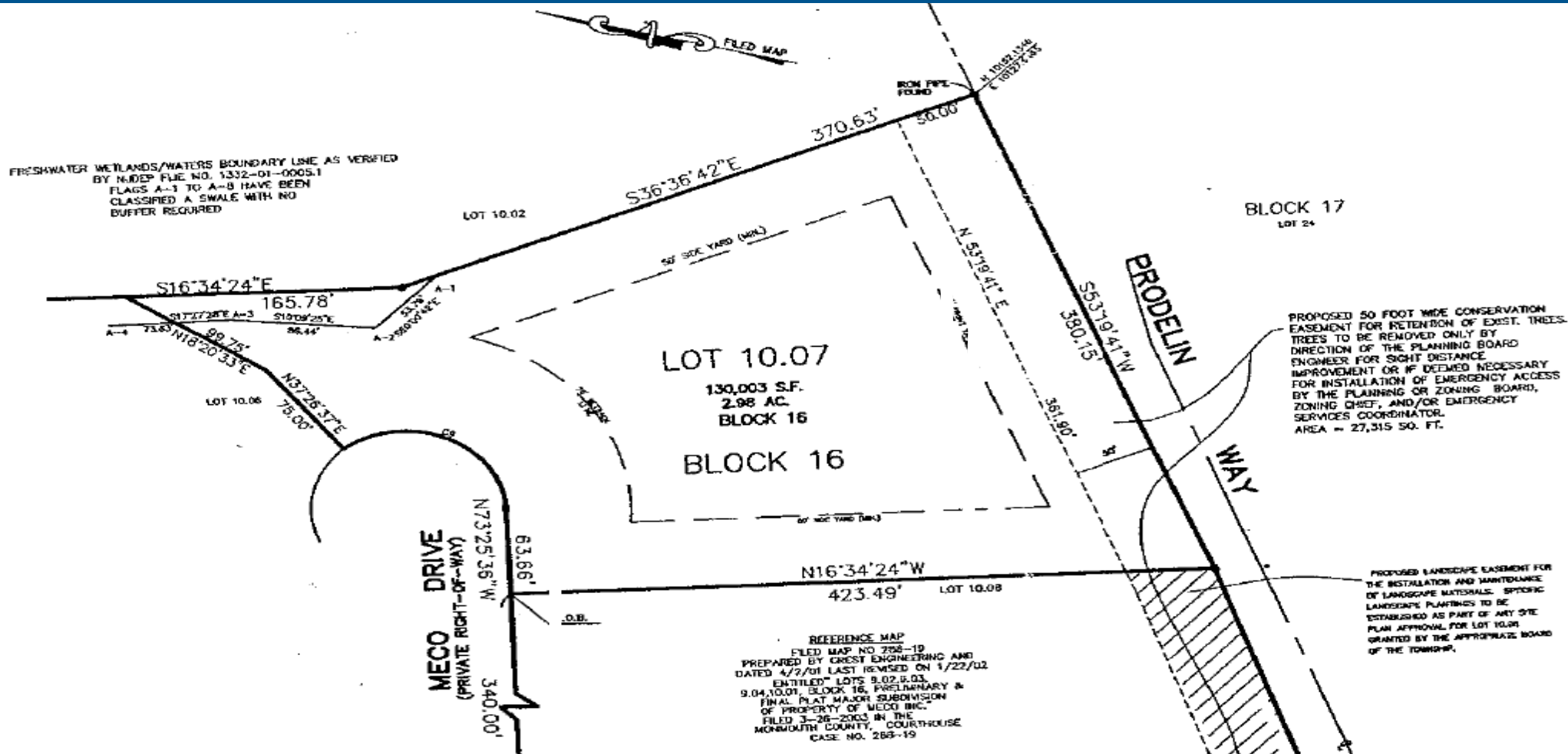
- **Business Park (BP) Zoning:** Permitted uses include but not limited to storage warehouse and distribution centers, fabrication, manufacturing, processing of assembly of goods and materials, scientific and research laboratories, corporate offices and business centers for professional use, child-care centers, etc.
- **Close proximity to Route 33 and I-95.** Property is on Septic & Well.
- **The site has approximately 170 ft. of frontage and a depth of approximately 423 feet.** The site also has 380 ft. of frontage on Prodelin Way.

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

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SURVEY:



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AERIAL OVERVIEW MOTO INDUSTRIAL PARK:



SUBJECT PROPERTY

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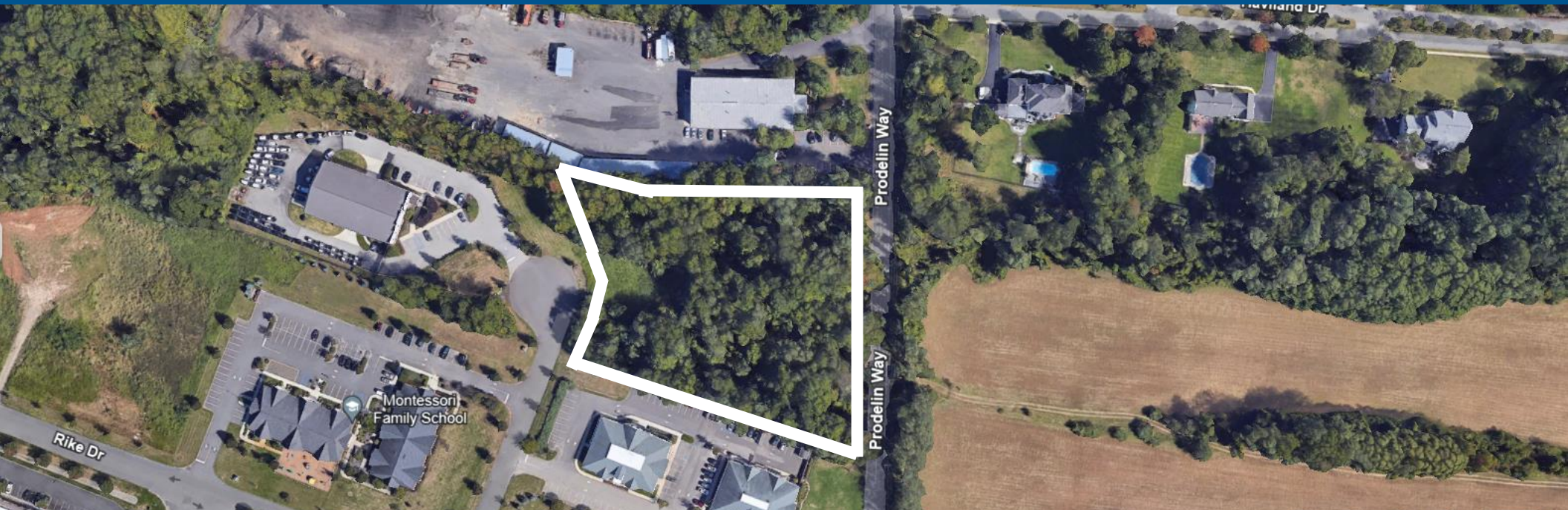
whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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