FENNELLY
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

For Sale
38 Acres of Land

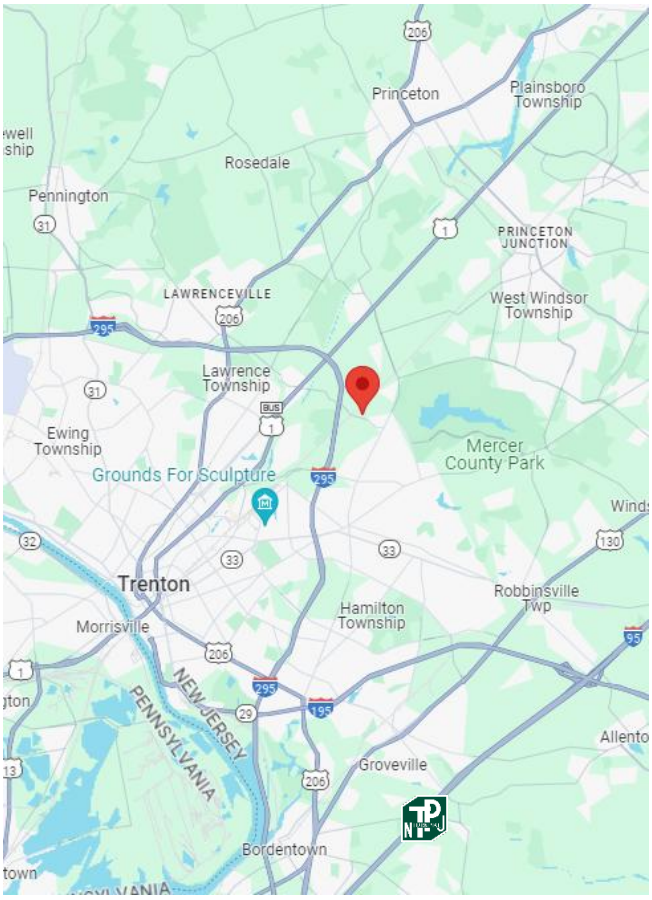


10 Youngs Road, Hamilton, NJ 08619

- 38 Acres
- City Water at Youngs Road
- Manufacturing Industrial Zoning
- Topo - Flat
- Located near Quakerbridge Road and Route 1
- 1285 Lineal Feet along NE Train Corridor
- Property falls into 100 years flood prediction area

Sale Price: $12,000,000





The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

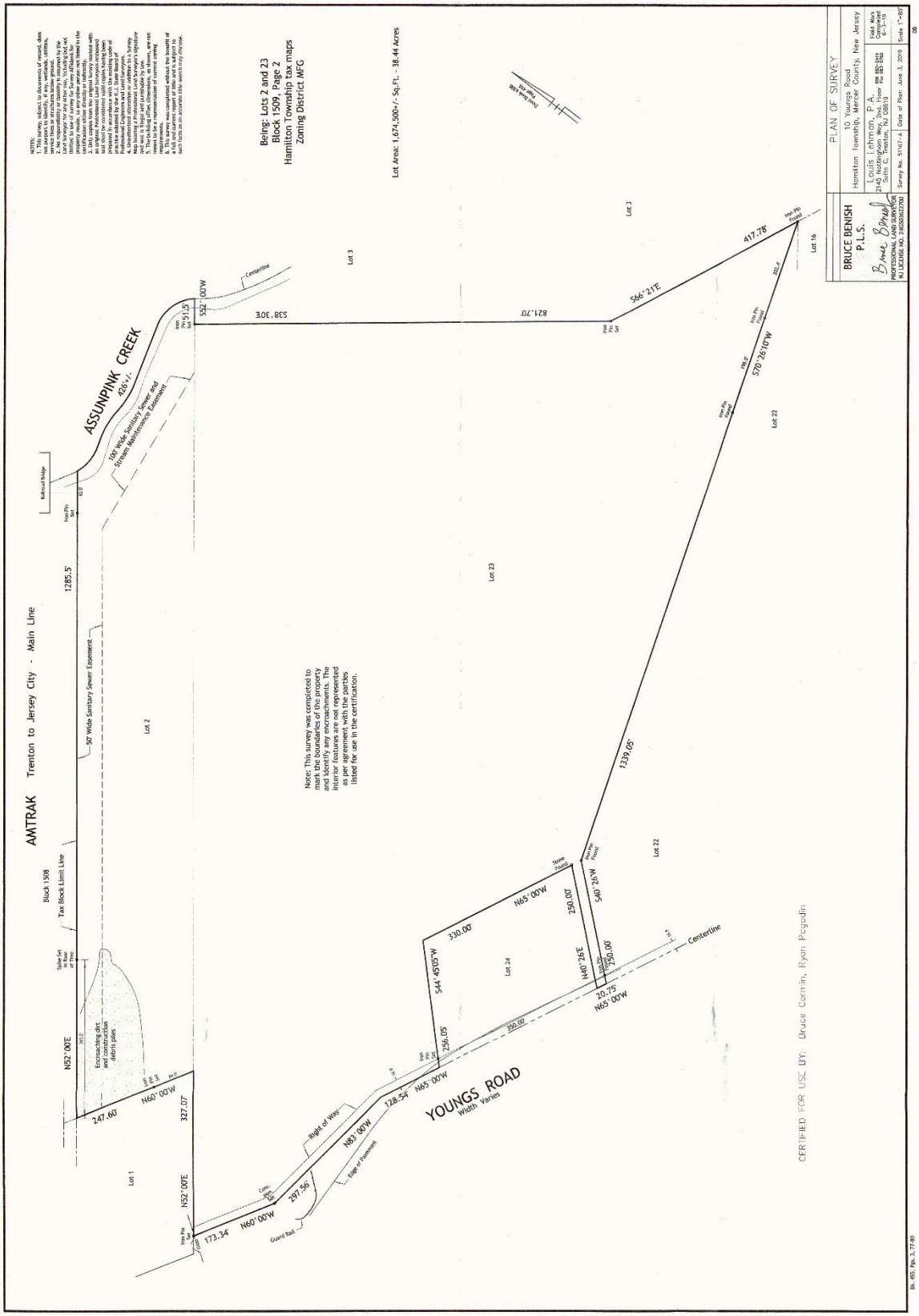
For more information:

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Preliminary Wetland Inspection 1



11/30/2023, 10:21:58 AM

Lines
- Override 1
- Override 2

County Boundaries
Parcels Data (Block and Lot)

Surface Water Quality Classification
- FW2-NT
- FW2-NTC1

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km

Maxar

New Jersey Department of Environmental Protection
NJDEP | NJ Department of Community Affairs, Local Planning Services

MFG Manufacturing and I Industrial Districts.

A. Purpose. The MFG and I areas are proposed to permit a full spectrum of industrially related uses, including warehouses and wholesale distribution centers, but excluding activities which synthesize chemical products for direct industrial sale.

B. Principal permitted uses on the land and in buildings. Any manufacturing, processing or industrial use listed below, provided that the use meets the performance requirements of Hamilton Township, meets applicable state and federal environmental standards and does not have inherent characteristics which are noxious, injurious, offensive or hazardous to the health, safety or general welfare of the community. All uses permitted in the REO and RD Districts are also permitted in the MFG and I Districts. Uses permitted exclusively in the REO and RD research parks are also permitted exclusively in industrial parks.

1. Office buildings or offices for executive administrative purposes.
2. Fabrication of metal, paper and wood products.
3. Textile mill products.
4. Apparel and other finished products made from fabrics.
5. Leather products.
6. Blank books, looseleaf binders, bookbinding and related work.
7. Manufacturing of electrical and electronic equipment and supplies.
8. Professional, scientific and controlling instruments.
9. Photographic and optical goods, watches and clocks.
10. Wholesale trade distribution centers.
11. Food industries, except rendering or refining of fats and oils.
12. Manufacturing of light machinery and equipment.
13. Pharmaceutical products manufacturing.
14. Concrete central mixing and proportioning plants, in the MFG District only.
15. Rubber products, including tires, tubes and tire recapping, in the MFG District only.
16. Manufacture and repair of light and heavy machinery, in the MFG District only.
17. Wood and lumber bulk processing, including sawmills, planing mills and wood-preserving treatment.
18. Manufacturing of metal and metal products, processing, fabrication and assembly.
19. Industrial parks, in both the manufacturing and industrial zones, on tracts of land at least 25 acres in area.
20. Service industries for the printing trade.
21. Fabricated metal products as well as the manufacturing of wire.
22. Coating, engraving and allied services, in the MFG District only.
23. Freight forwarding.
24. Miscellaneous services incidental to transportation, such as packing and crating.
25. Construction materials.
26. Hardware, plumbing and heating equipment and supplies.
27. Rubber and plastic footwear, hose, belting and miscellaneous plastics products, in the MFG District only.
28. Engines, turbines, metalworking, special & general industry machinery & equipment.
29. Refrigeration and service industry machinery.
30. Miscellaneous machinery.
31. Motor vehicles, motor vehicle equipment; motorcycles, bicycles & parts; misc. transportation equipment.
32. Machine shops and tool and die shops.
33. Buildings used exclusively by municipal, county, state or federal governments.
34. All existing residences as of the date of the adoption of this subsection are permitted

(cont.)

32. Automobile and small truck rentals exclusive of flatbeds, tractor-trailers or similar size trucks.
33. Limousine service.
34. Recycling of wood and wood products, grass and concrete products only.
35. Child and infant care centers. See § 550-161F for design standards.
36. Taxicab and bus companies with associated vehicle storage yards (yards to be properly screened).
37. Health and fitness centers.
38. Indoor recreation uses.
39. Art centers, on minimum tracts of five acres, min. 50,000 SF shall be used for the display of art.
40. Ground-mounted solar or photovoltaic energy-generating facility on a site 20 acres or larger.
41. Wind-energy-generating facility on a site 20 acres or larger within the MFG and I Districts only.
42. Adult day care.
43. Craft brewery.
44. Craft distillery.
45. Contractor's storage, if confined entirely to a completely enclosed building. Outside storage area for vehicles.
46. Repurposing used oils into biodegradable clean fuels.
47. Cannabis establishments, medical cannabis establishments and Class 6 cannabis delivery services.

A. Accessory uses permitted:
1. Off-street parking.
2. Fences and walls.
3. Signs.
4. Garages, storage buildings and toolsheds.
5. Temporary sales or construction trailer(s).
6. Employee cafeterias as part of a principal building or as the entire use of a principal building.
7. Recreational areas & parks for employees, provided facility is owned and operated by an associated industry.
8. Satellite dish antennas in accordance with the standards specified in § 550-137.
9. Roof-mounted solar or photovoltaic energy-generating facility.
10. Ground-mounted solar or photovoltaic energy-generating facility and solar or photovoltaic energy-generating parking structure on a site 20 acres or larger within the MFG and I Districts only.
11. Electric vehicle supply/service equipment.

A. Other uses permitted upon application to the municipal agency for a conditional use permit:
a. Public utility installations, subject to the standards and conditions set forth in Article IV.
b. Service station.
c. Car wash.
d. Motor freight terminals.
e. Single-user warehouse club, primarily engaged in selling merchandise and services to businesses, industrial, commercial, institutional or professional business users or to other wholesale or retail users who have paid to become members of the warehouse club.
f. Ground-mounted solar or photovoltaic energy-generating facility on a site less than 20 acres as a conditional accessory use within the MFG and I Districts only.
g. Solar or photovoltaic energy-generating parking structure on a site less than 20 acres as a conditional accessory use within the MFG and I Districts only.

Maximum building height. No building shall exceed 35 feet in height.

A. General requirements.

1. At least the first 50' adjacent to any street line and 10' adjacent to any lot line shall not be used for parking and shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery. Any parking proposed within the front yard shall be screened by a landscaped berm of at least four feet in height and having a two-to-one or three-to-one slope.
2. A minimum buffer area of 80' in width shall be provided along any common property line with a residential district or 40' along any common property line with any residential use.
3. Entrances and exits upon a public street or road shall not be located within 100' of any street intersection, the distance to be measured from the intersection of the right-of-way lines at the corner affected and the closest point of such proposed driveway. No entrance or exit, at the curbline only, shall be closer than 12' from a side lot line. Entrance and exit sizes, locations and construction shall also be in accordance with requirements of the governmental agency having jurisdiction over the facility upon which the permitted use has frontage.
4. Yard requirements adjoining railroads and interstate highways. The side and rear yard requirements shall be reduced by 50% where they apply to those portions of a lot immediately adjoining and bounded by the right-of-way of a railroad and/or an interstate highway.
5. Any principal building may contain more than one use or organization. More than one principal building may be constructed on any lot, provided that all chapter requirements are met and that a minimum distance of 50' is provided between the principal buildings.
6. Where the front yard area abuts a residential zone, the minimum front setback shall increase to 100 feet in the MFG District individual use, industrial park use and the I District industrial park use.
7. Merchandise, products, equipment or similar material or objects may be stored outside, provided that such outside storage area does not exceed 30% of the lot area and is located in the rear yard. The area shall be enclosed entirely by a fence, wall, plant material or combination thereof in order to provide a visual barrier between the storage areas and any street, residential zoning district or existing residential use.
8. For additional general requirements see § 550-84, General requirements in nonresidential districts.

B. Area and yard requirements.

	MFG District		I District	
	Individual Use	Industrial Park Use	Individual Use	Industrial Park Use
Minimum requirements				
Principal building:				
Lot area (acres)	2	1	3	2
Lot frontage (feet)	250	175	300	250
Lot width (feet)	250	175	300	250
Lot depth (feet)	250	175	300	250
Side yard, minimum (feet)	35	15	50	35
Side yard, total (feet)	100	50	150	100
Front yard (feet)	75	50	100	75
Rear yard (feet)	50	25	75	50
Accessory building:				
Distance to side line (feet)	40	30	50	40
Distance to rear line (feet)	40	30	50	40
Distance to other building (feet)	40	30	50	40
Maximum requirements				
Floor area ratio	0.25	0.25	0.25	0.25
Maximum impervious surface coverage (percent)	50%	50%	50%	50%