

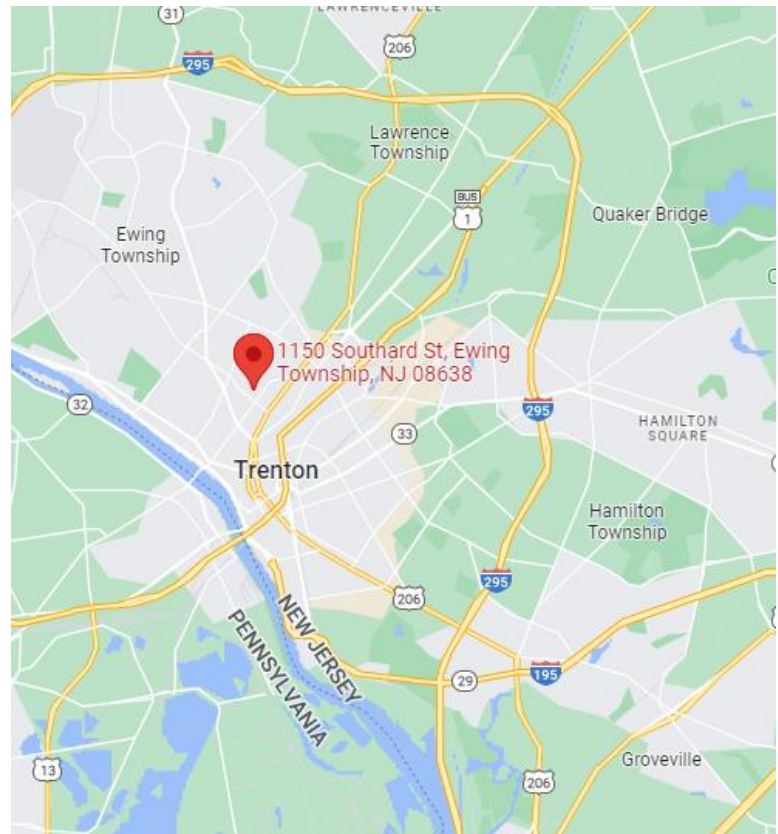


1150 Southard Street

Ewing, NJ 08638

- 51,928 SF Industrial Building
- 1st Floor: 29,000 SF
- 2nd Floor: 9,568 SF
- 3rd Floor: 5,768 SF
- Lower Level: 6,192 SF
- Outside building/garage: 1,400 SF
- Outside Storage: 15 Trucks
- Located on 2.43 Acres
- Zoning: IP-2 Industrial Park

Sale Price: \$2,850,000

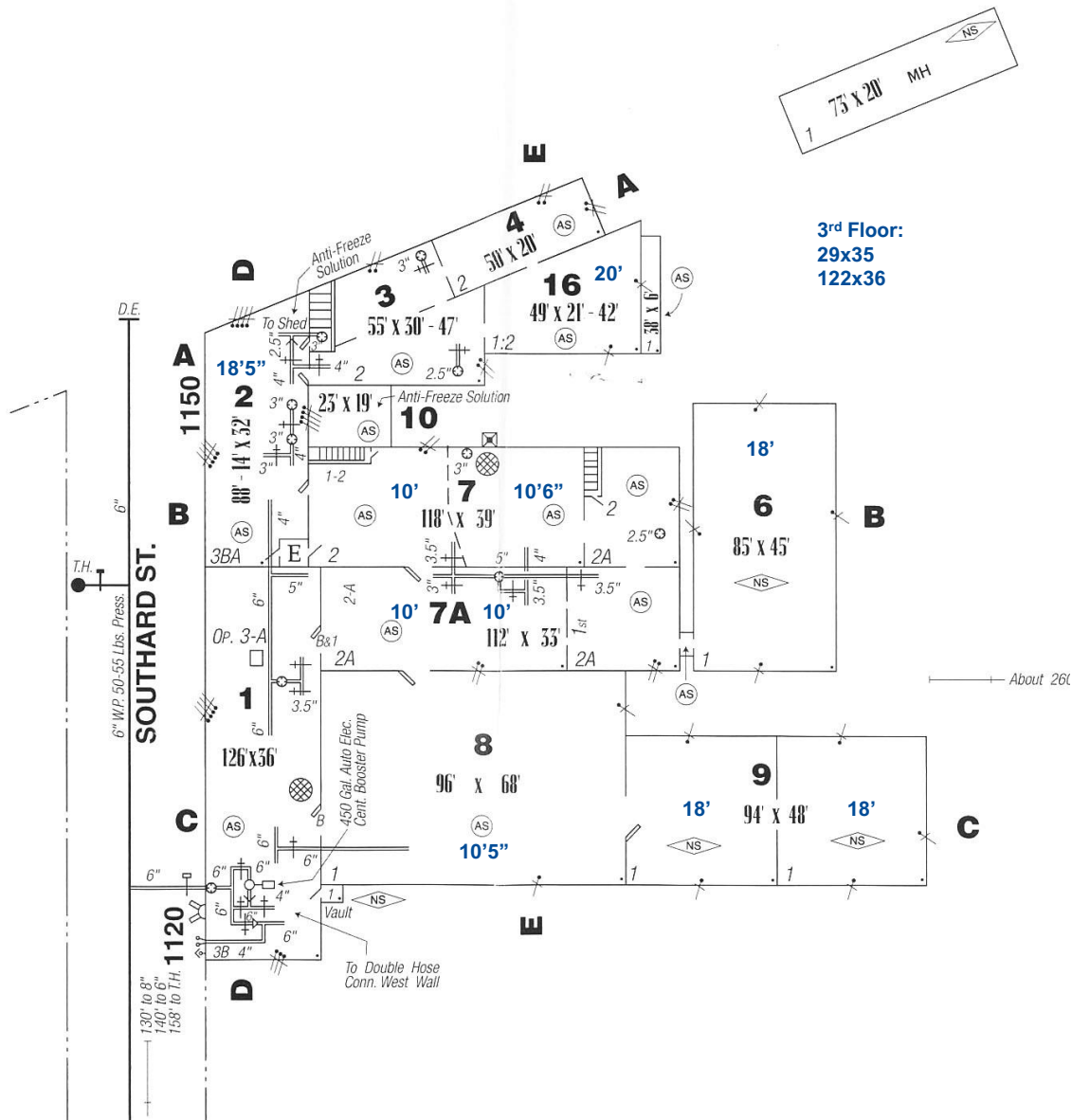


For more information:
Gerard Fennelly Patrick Dintrone

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 Sale
 51,928 SF | Industrial

1150 Southard Street
 Ewing, NJ 08638



IP-2 Zoning

Permitted principal uses:

- Manufacturing, processing, producing, fabricating or warehousing operations which meet performance standards contained in this chapter, provided that all operations and activities, except parking and loading, are carried on within enclosed buildings and that there is no outside storage of materials, equipment or refuse, except as provided by this chapter.
- All uses permitted in the Office Park Zone District.
- Radio or television broadcasting station, including studio auditoriums and other rooms for performances and including office and other space incidental to and necessary for the principal use, including radio or television transmission or receiving tower and facilities, provided no portion of the tower is within 1 1/2 times the height of the structure from any property line.
- Hospital for small animals (dogs, cats, and the like) including kennel, provided yards are enclosed.
- Farm uses, such as agricultural, horticultural, harvesting, processing, freezing, etc. Repair and maintenance of farm buildings and equipment.
- Combinations of two or more compatible uses permitted within one unit.
- Public safety facilities.
- Child-care center.

Permitted accessory buildings and uses:

Permitted accessory buildings and uses in the IP-1 Zone District.
Solar energy systems pursuant to § 215-35.

Conditional uses.

Cellular telecommunications facilities.

Breweries and distilleries that are also open to the public.

Cannabis dispensary, cultivation, manufacturing, distribution and wholesale facilities pursuant to § 215-39.

Bulk requirements.

• Principal building.

- Lot area, corner lot: 18,750 square feet, minimum.
- Lot area, interior lot: 15,000 square feet, minimum
- Lot width, corner lot: 125 feet, minimum.
- Lot width, interior lot: 100 feet, minimum.
- Front yard, 25 feet, minimum.
- Side yard, each: 10 feet, minimum.
- Rear yard: 10 feet, minimum. When abutting a residential district, rear yard requirements shall conform to requirements of the adjacent residential district.
- Height. All principal buildings and structures: four stories, not to exceed 48 feet. Freestanding parking structures above 15 feet in building height shall be considered principal buildings and shall be limited to 55 feet in height for the structure, regardless of the number of parking levels but must be screened from view to all extent feasible.

• Accessory building.

- Distance to side lot line: 10 feet, minimum.
- Distance to rear lot line: 10 feet, minimum.
- Height: one story, not to exceed; 15 feet, maximum.
- Lot coverage.
 - Total building coverage shall not exceed 50% of total lot area.
 - Total impervious surface lot coverage shall not exceed 80%.