



## 6 Youngs Road

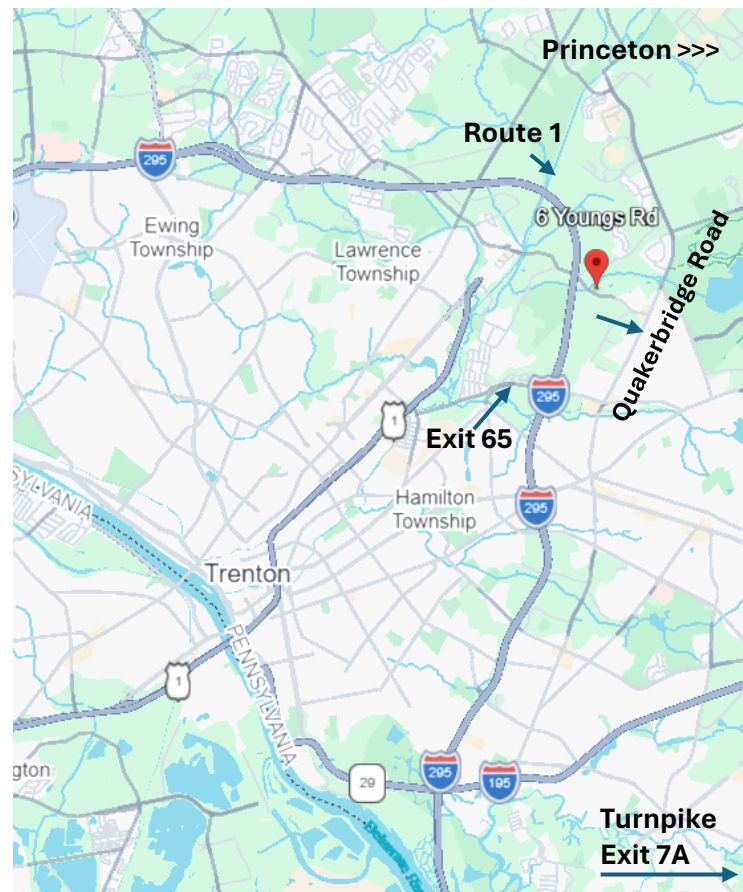
Hamilton, NJ 08619

IOS Income Producing

### Available for Sale

- 2.18 Acres of Land
- IOS Site, Industrial Property
- 3,400 SF Building Currently in Place with 3 Drive-in Bays; 14' Ceilings
- Approvals to build another 10,000 SF Bldg.
- Taxes: \$20,353
- NOI: \$262,000
- City Water at Youngs Road
- Manufacturing Industrial Zoning
- Located near Rt. 1 and Quakerbridge Road; Close to 295/95, Route 1

**Asking Price: \$4,400,000**



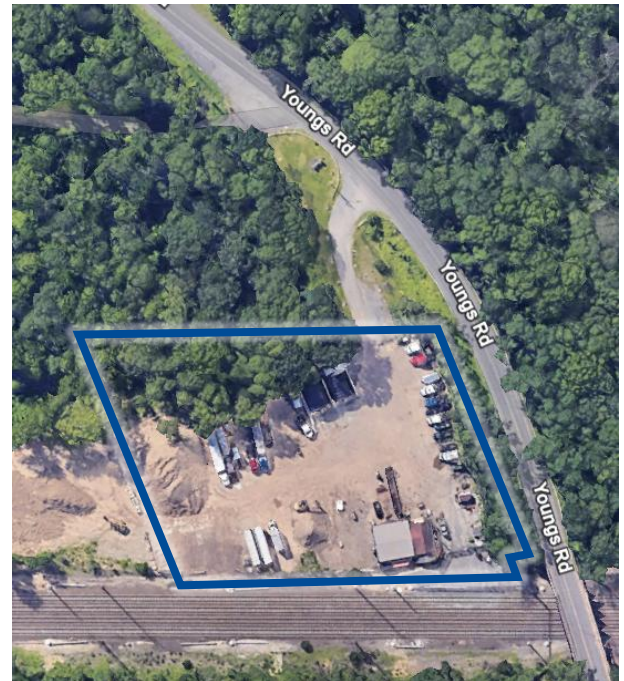
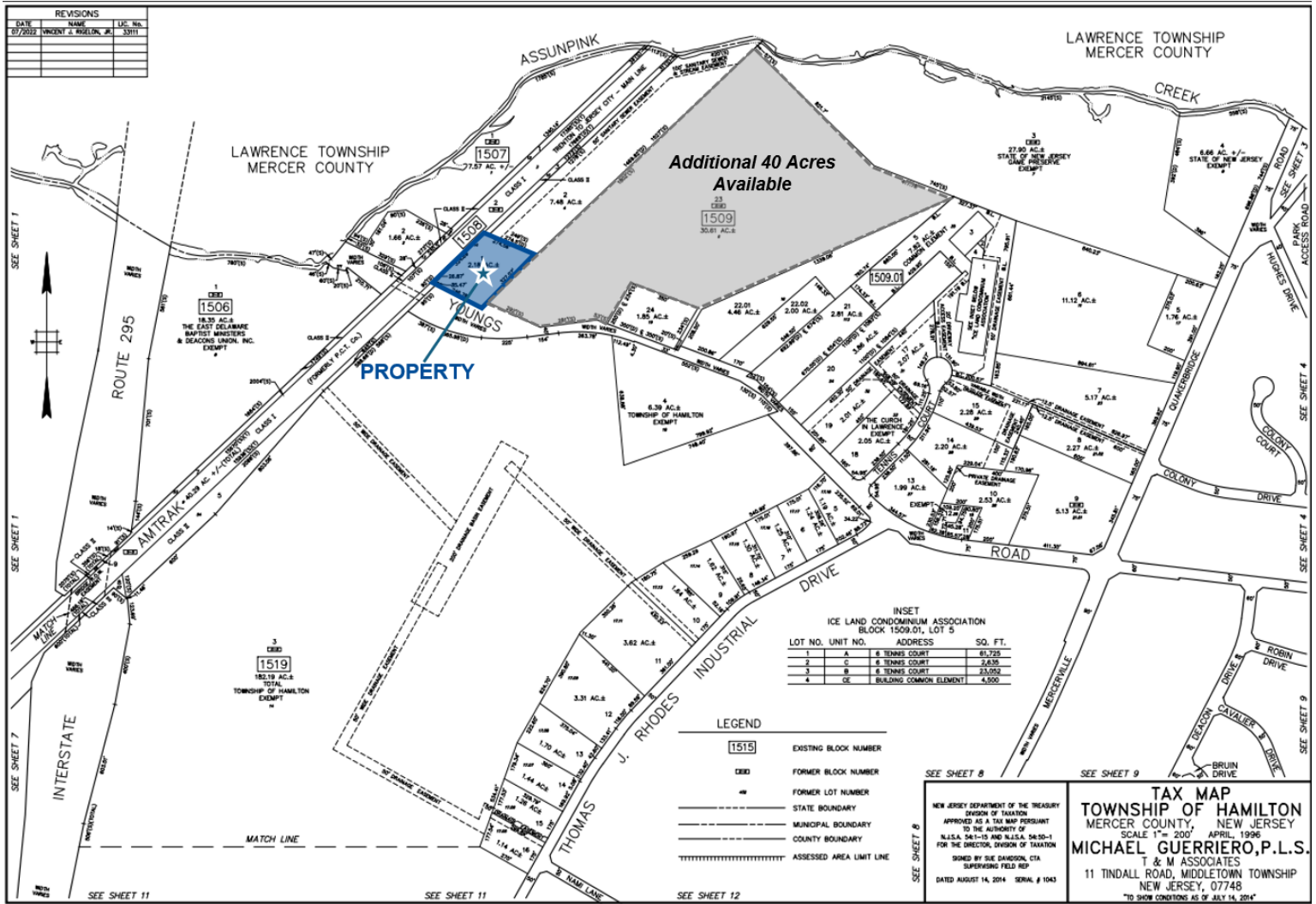
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

For more information: **Gerard Fennelly**

# For Sale

## 2.18 Acres Industrial Property

6 Youngs Road  
Hamilton, NJ 08619



**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.