



Eagle Realty USA

Experience Counts!

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ

FOR SALE



• **SOLD!**

- Location: The property is located just off Interstate 295 exit 8B in Mercer County, NJ on Princess Road, approximately 1.25 miles east of Route 206, and one half mile west of Route 1. Ideally located in central Mercer County, the property offers easy access to all areas within the region.

- +/- 10.52 Acres property size
- +/- 112,140 SF Distribution Warehouse Facility with Office Space
- +/- 13,048 SF Office Space
- +/- 28,207 SF Temperature Controlled Warehouse Space to +/- 65 Degrees
- +/- 52,655 SF Non-Temperature Controlled Warehouse
- +/- 11,636 SF Refrigerated Cooler Space
- +/- 6,594 SF Auto/Truck Shop with Drive-In Door and Lift

- Year Built: 1960
- Lease Expires: December 31, 2019
- The property has a leasehold interest until December 31, 2019, unless earlier terminated by Tenant after 90 days written notice.
- Warehouse Ceiling height: +/- 19' clear at peak and +/- 13' at eaves
- Column Spacing: (+/-) 48' x 60'
- 3 Drive-in Doors
- 9 Tail Gate
- +/- 2,000 Gallon (Above Ground) Diesel Fueling Station
- Sprinkler System: Wet
- Power: Per Code
- Parking: 60 Car, 15 Truck & 35 Trailer
- Utilities: City Water, Sewer, Natural Gas
- Construction: Concrete Block with Metal Panel on exterior
- Zoning: L-I
- Property Tax: \$138,084.70 (2017)

Eagle Realty USA

Licensed Real Estate Broker

3 Laurel Drive, Suite A

Flanders, NJ 07836

"We Close Deals...That's the Bottom Line"

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member-Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

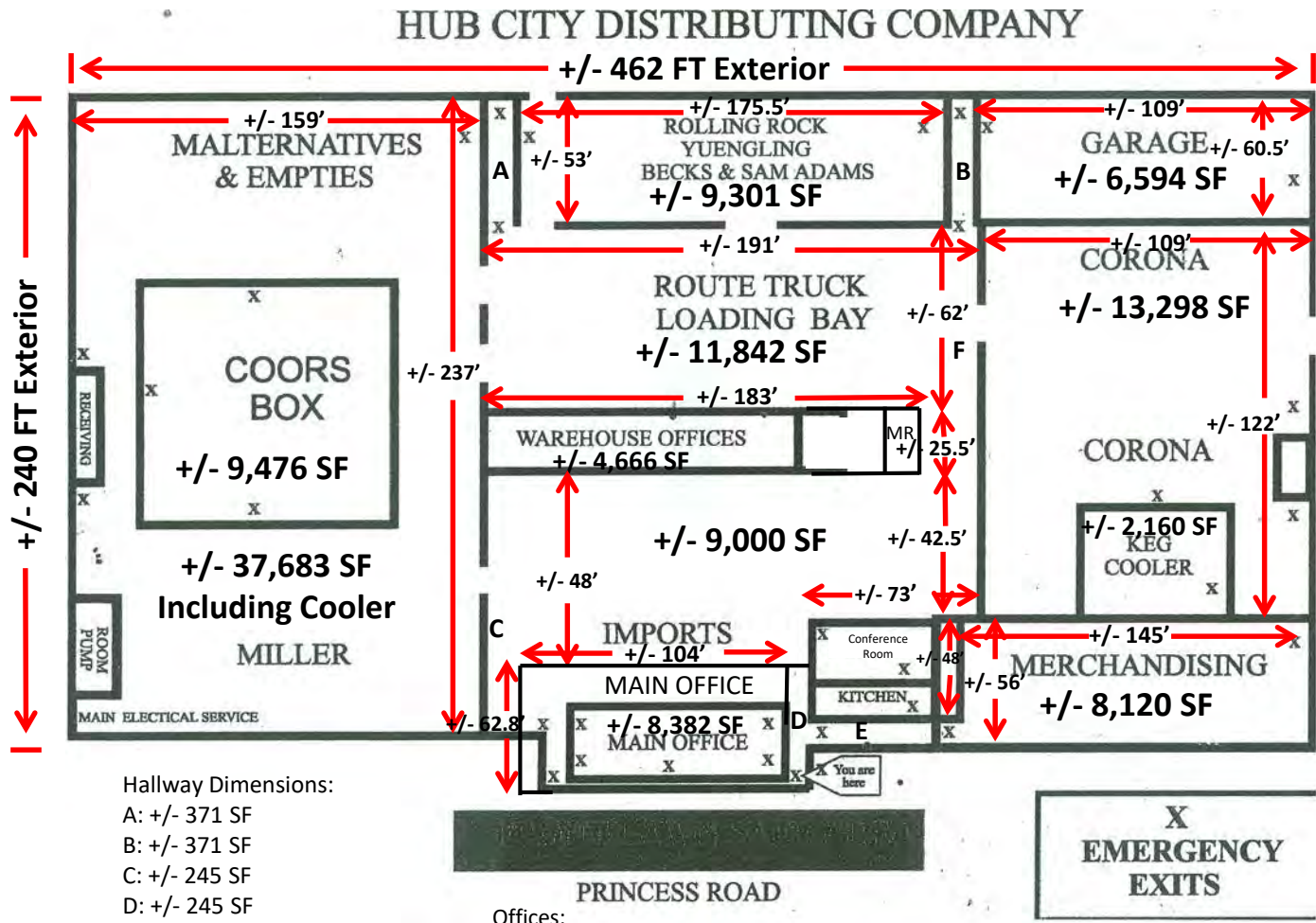
Gary@EagleRealtyUSA.net

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Floor Plan

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ



- Hallway Dimensions:
- A: +/- 371 SF
 - B: +/- 371 SF
 - C: +/- 245 SF
 - D: +/- 245 SF
 - E: +/- 210 SF
 - F: +/- 178 SF

Total Building Sq Ft:
+/- 112,149 SF

Offices:
Warehouse Office: +/- 4,666 Sq Ft including Men's Room

Main Office including conference room and kitchen: +/- 8,382 Sq Ft

*This floor plan sketch is not to scale. All dimensions are approximate "interior" dimensions and the owner and broker make no representations to their accuracy. The buyer will need to have their professionals confirm all measurements and size of space prior to making any offers.

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Aerial 1

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ



82,194 AADT
source:
NJDOT 2014



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Full
Access

Full
Access

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Princess-Rd

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Aerial 2

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ

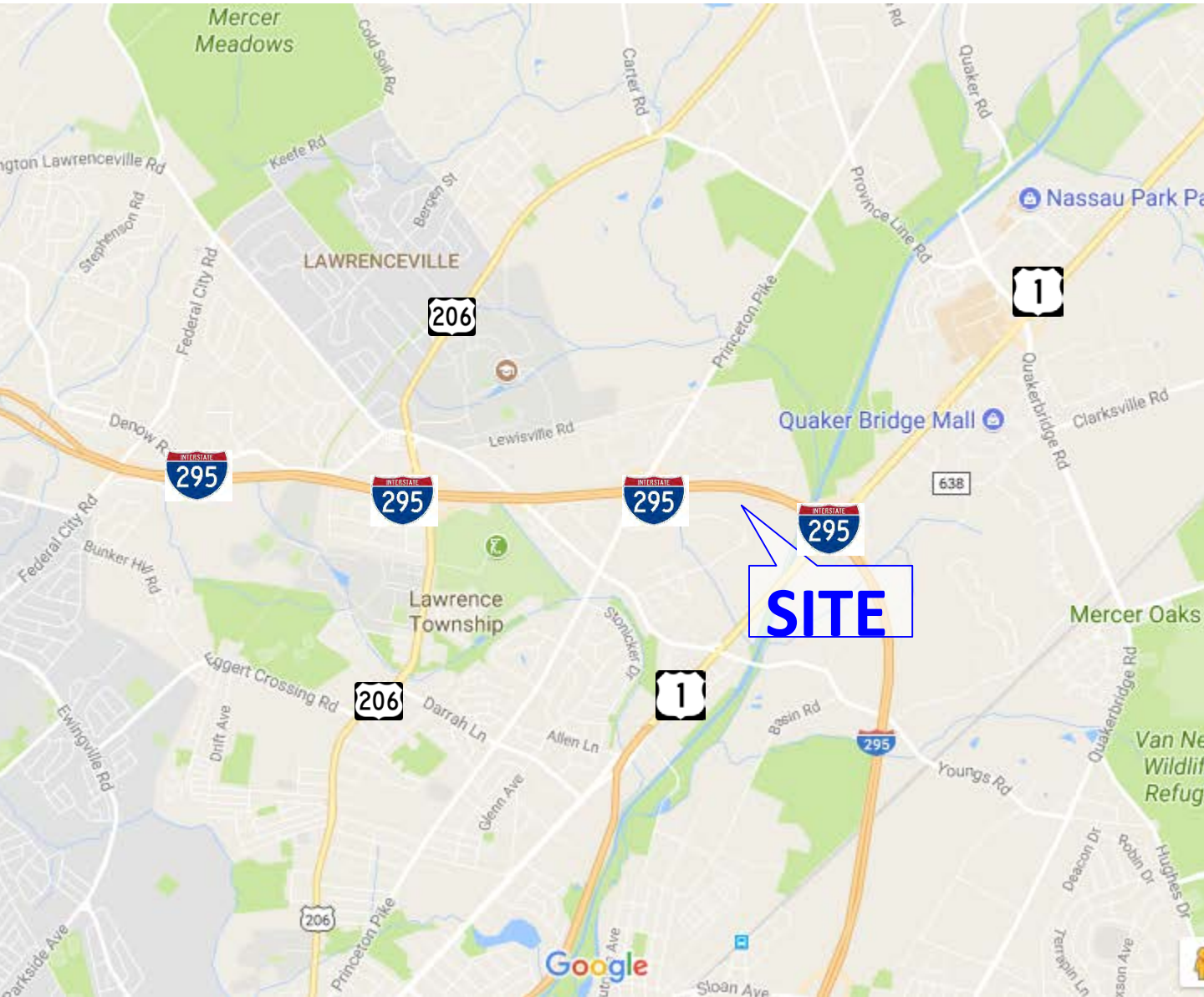


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LOCATION MAP

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SITE PHOTO

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SITE PHOTOS EXTERIOR

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ



West Entrance/Exit



East Entrance/Exit



West Tailgates (7)



East Tailgates (2)

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SITE PHOTOS EXTERIOR

6 Princess Roads Lawrenceville (Lawrence Twp.) Mercer County, NJ



Rear Storage & Drive - IN



+/- 2,000 Gallon Diesel Fueling Station



East Side Warehouse & Auto Shop Drive - In



Rear Warehouse Drive - In

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SITE PHOTOS EXTERIOR

6 Princess Roads Lawrenceville (Lawrence Twp.) Mercer County, NJ



Front View Looking West



Front View Looking East



West Side Entrance/Exit View



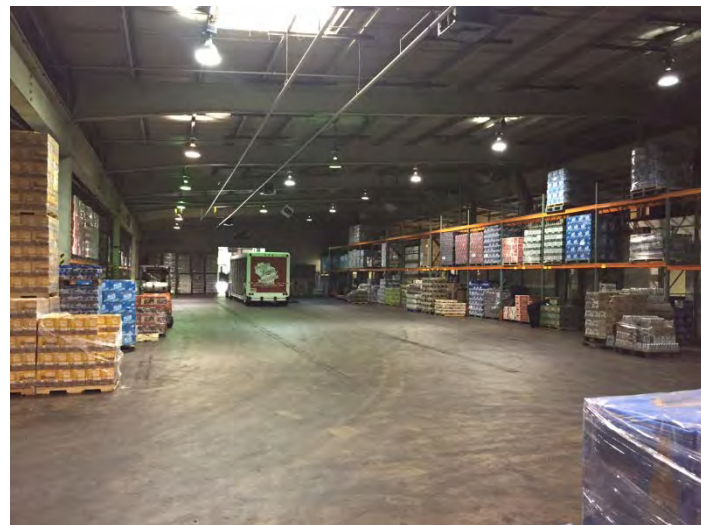
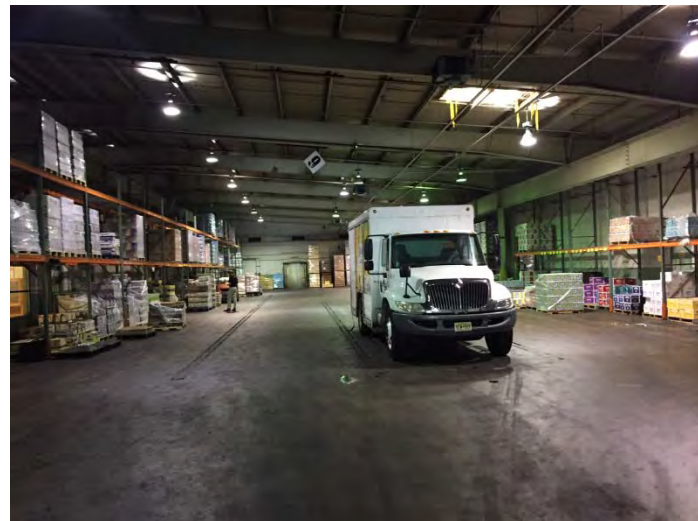
Monument Sign

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SITE PHOTOS INTERIOR

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SITE PHOTOS INTERIOR

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Drive –In



West Side Temperature
Controlled Warehouse



Walk – in Refrigerator



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SITE PHOTOS INTERIOR

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Merchandising Area

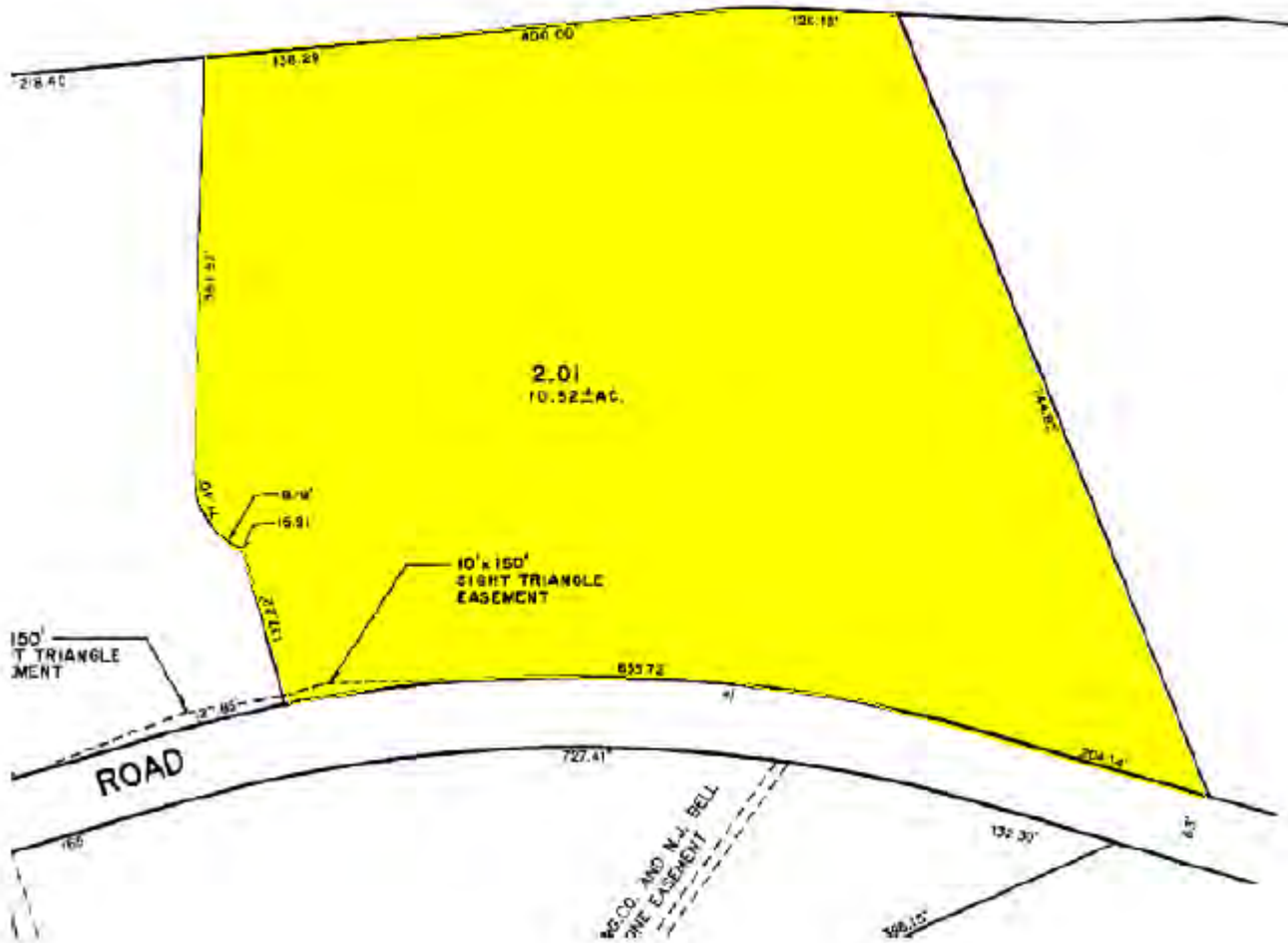
Auto/Truck Shop

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Tax Map

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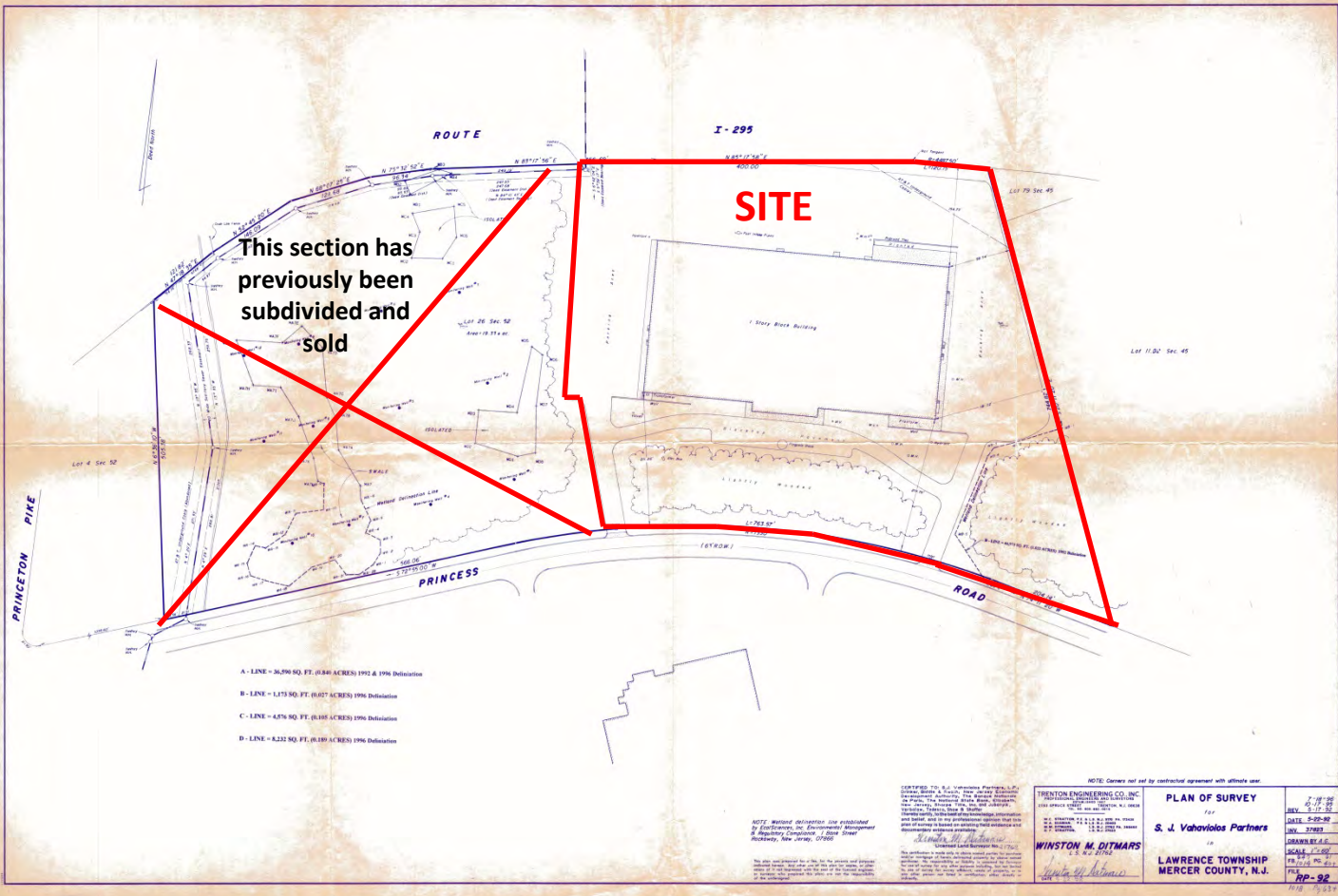


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Plan of Survey

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ



This section has previously been subdivided and sold

SITE

- A - LINE - 36,296 SQ. FT. (0.8341 ACRES) 1992 & 1996 Dedication
- B - LINE - 1,473 SQ. FT. (0.0337 ACRES) 1996 Dedication
- C - LINE - 6,876 SQ. FT. (0.1585 ACRES) 1996 Dedication
- D - LINE - 8,232 SQ. FT. (0.1891 ACRES) 1996 Dedication

NOTE: Wetland delineation was established by Environmental Management & Surveying Corporation, 1300 Street Highway, New Jersey, 07000

CERTIFIED TO: S.J. Vahaviolos Partners, L.P., 1300 Street Highway, New Jersey, 07000

WINSTON ENGINEERING & SURVEYING, INC. 1300 STREET HIGHWAY, NEW JERSEY, 07000

DATE: 02-17-92
SCALE: 1" = 100'-0"
JOB: 27803

WINSTON M. DITMARS
S.E. 2782

S. J. Vahaviolos Partners
LAWRENCE TOWNSHIP
MERCER COUNTY, N.J.

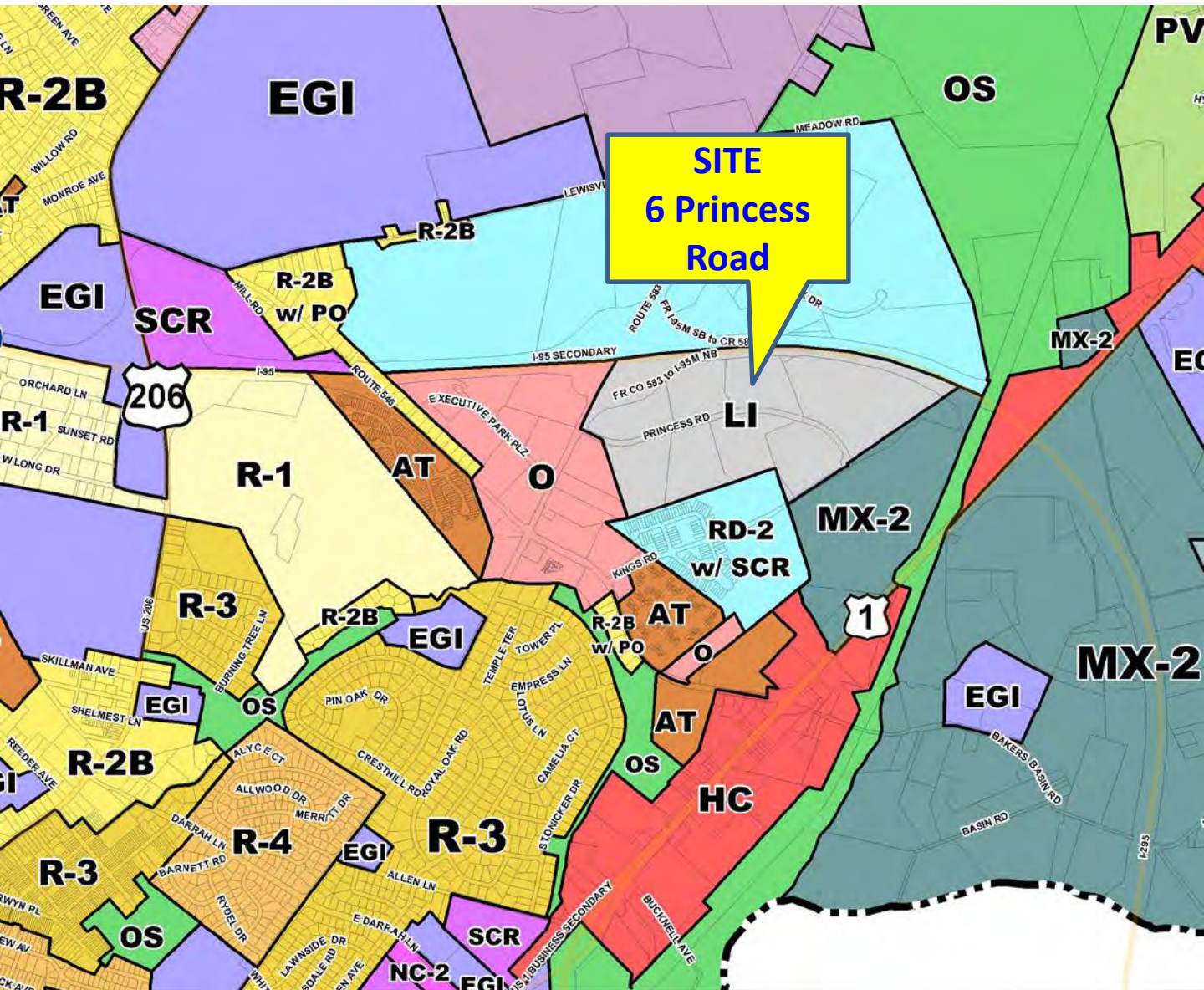
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Zoning

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ

The Subject Property is located in LI- Limited Industrial Zone
Source: Lawrence Township Website Zoning Map



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L-I District: Permitted, Accessory & Conditional Uses

6 Princess Road, Lawrenceville (Lawrence Twp.) Mercer County, NJ

§ 423 Limited Industrial (LI) District.

- A. Purpose. The Limited Industrial (LI) district is intended for light industrial and related uses including warehouses and wholesale distribution centers. Incentives for the development of industrial parks are provided.
- B. Permitted Uses. In the LI district, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
1. Office.
 2. Light industrial uses.
 3. Wholesale distribution center and warehouses.
 4. Industrial parks on tracts of land at least twenty-five (25) acres in area.
 5. Research and engineering offices and labs.
 6. Governmental use.
- C. Accessory Uses Permitted. Any of the following accessory uses may be permitted when used in conjunction with a principal use:
1. Incidental sale of goods manufactured or assembled on the premises provided such selling area shall not exceed 5% of the total floor area of the building.
 2. Off-street parking.
 3. Fences and walls.
 4. Signs.
 5. Garages, storage buildings and tool sheds.
 6. Restaurant or employee cafeterias as part of a principal building or as the entire use of an accessory building, provided the cafeteria is limited in service to the employees of the principal use designated on the site plan as approved by the Board.
 7. Satellite dish and television antennae.
 8. Walk-up automatic banking tellers.
 9. Accessory uses customarily incidental to a principal use.
- D. General District Regulations. In the LI district, the following general regulations shall apply:
1. Perimeter setback. No building shall be located closer than 50 feet to the perimeter of the tract. No parking area shall be located closer than 35 feet to any lot line.
 2. Exterior storage. No merchandise, products, waste, equipment or similar material or objects shall be displayed, sold or stored outside.
 3. Structured parking. Parking provided under buildings or in structured (deck) parking is encouraged. For every 20 spaces provided of such parking, the floor area ratio may be increased by .01, not to exceed a total of .30.
- E. Area, Yard, Height and Building Coverage. Except as otherwise modified, the following



L-I District: Permitted, Accessory & Conditional Uses

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bulk standards shall apply to all lots:

1. Individual Principal Use.
 - a. Minimum lot area: 5 acres
 - b. Minimum lot frontage: 400 feet
 - c. Minimum lot width: 400 feet
 - d. Minimum lot depth: 400 feet
 - e. Minimum front yard: 125 feet
 - f. Minimum side yard: 75 feet
 - g. Minimum rear yard: 75 feet
 - h. Maximum building height: 38 feet or 3 stories, whichever is less
 - i. Maximum impervious surface ratio: .75
 - j. Maximum floor area ratio: .20 unless otherwise modified
2. Industrial Park Use.
 - a. Minimum lot area: 3 acres
 - b. Minimum lot frontage: 300 feet
 - c. Minimum lot width: 300 feet
 - d. Minimum lot depth: 300 feet
 - e. Minimum front yard: 100 feet
 - f. Minimum side yard: 50 feet
 - g. Minimum rear yard: 50 feet
 - h. Maximum building height: 50 feet or 4 stories, whichever is less
 - i. Maximum impervious surface ratio: .75
 - j. Maximum floor area ratio: .25 unless otherwise modified
3. Accessory Buildings and Uses. The following regulations shall apply to accessory buildings and uses:
 - a. No accessory building or use shall be located in a front yard.
 - b. Minimum side yard: 35 feet
 - c. Minimum rear yard: 35 feet
 - d. Minimum distance to other building: 50 feet
 - e. Maximum height: Half the height of the principal use to which it relates