

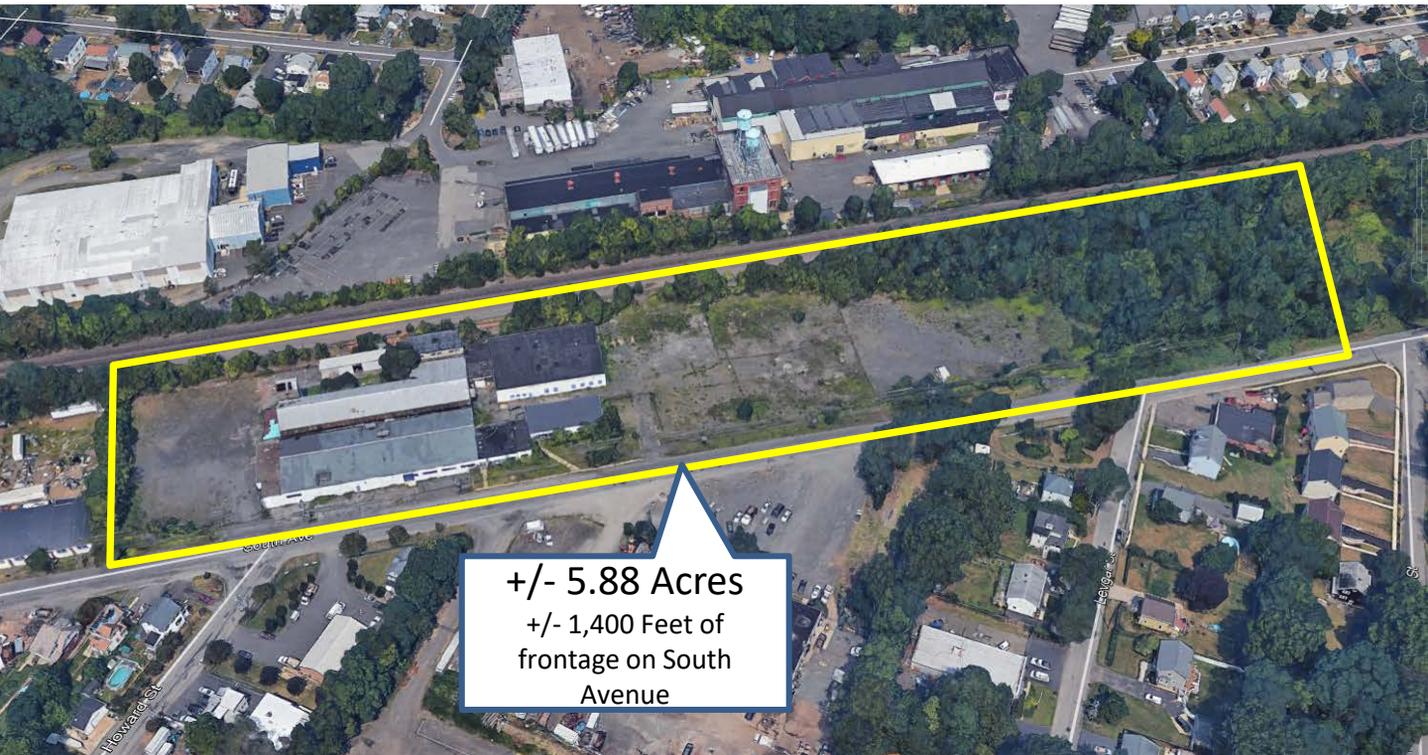


Eagle Realty USA

For Sale!

700 & 620 South Avenue, Middlesex & Dunellen Borough, Middlesex County, NJ

Aerial Link: <https://goo.gl/maps/R4kBVPkCX8aJ2jWQ7>



+/- 5.88 Acres
+/- 1,400 Feet of
frontage on South
Avenue

- **SOLD!!**
- Redevelopment/Rehabilitation Opportunity
- Location: close proximity to I-287, I-95, Route 22 & Route 28
- +/- 1/2 mile from The Dunellen Train Station -NJ Transit Raritan Valley Line
- +/- 49,000 SF Mixed Industrial / Shop, Warehouse and Office
- Lot Size: +/- 5.88 Acres
(+/- 5.28 acres Middlesex; +/- .60 acres Dunellen)

- Zoning: IND Middlesex Borough /I Dunellen Borough
- Utilities: *Public Sewer & Water
- Taxes: \$57,699 (2019)
- Tenancy: Vacant

*We are in the process of determining the size of the sewer lateral connection to the property. The size may limit what can be developed on the property since currently there is a moratorium on expanding the lateral because of new paving on South Avenue.

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:

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SITE PHOTOS

700 & 620 South Avenue, Middlesex & Dunellen Borough, Middlesex County, NJ

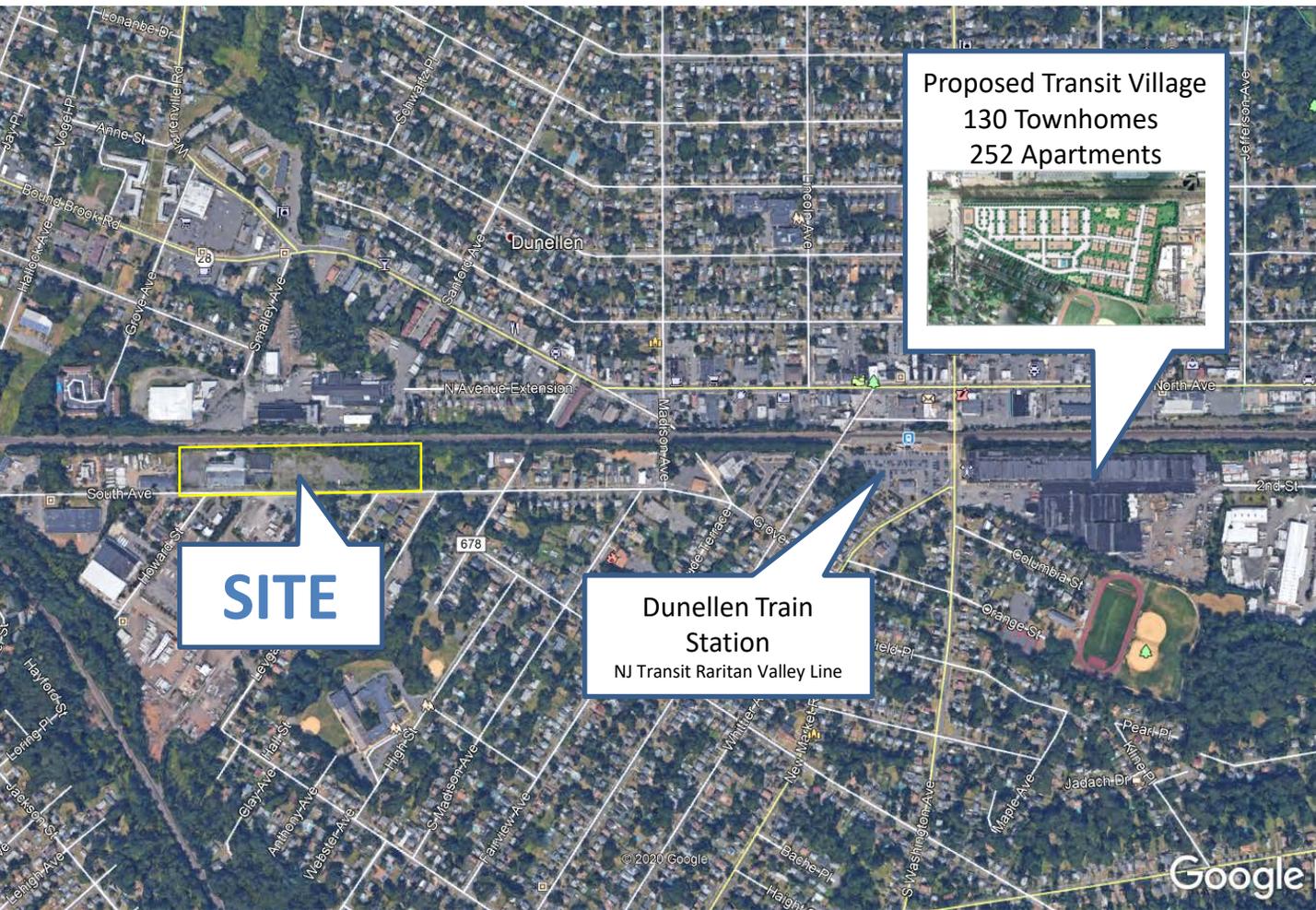


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MARKET AERIAL

700 & 620 South Avenue, Middlesex & Dunellen Borough, Middlesex County, NJ



SITE

Dunellen Train Station
NJ Transit Raritan Valley Line

Proposed Transit Village
130 Townhomes
252 Apartments

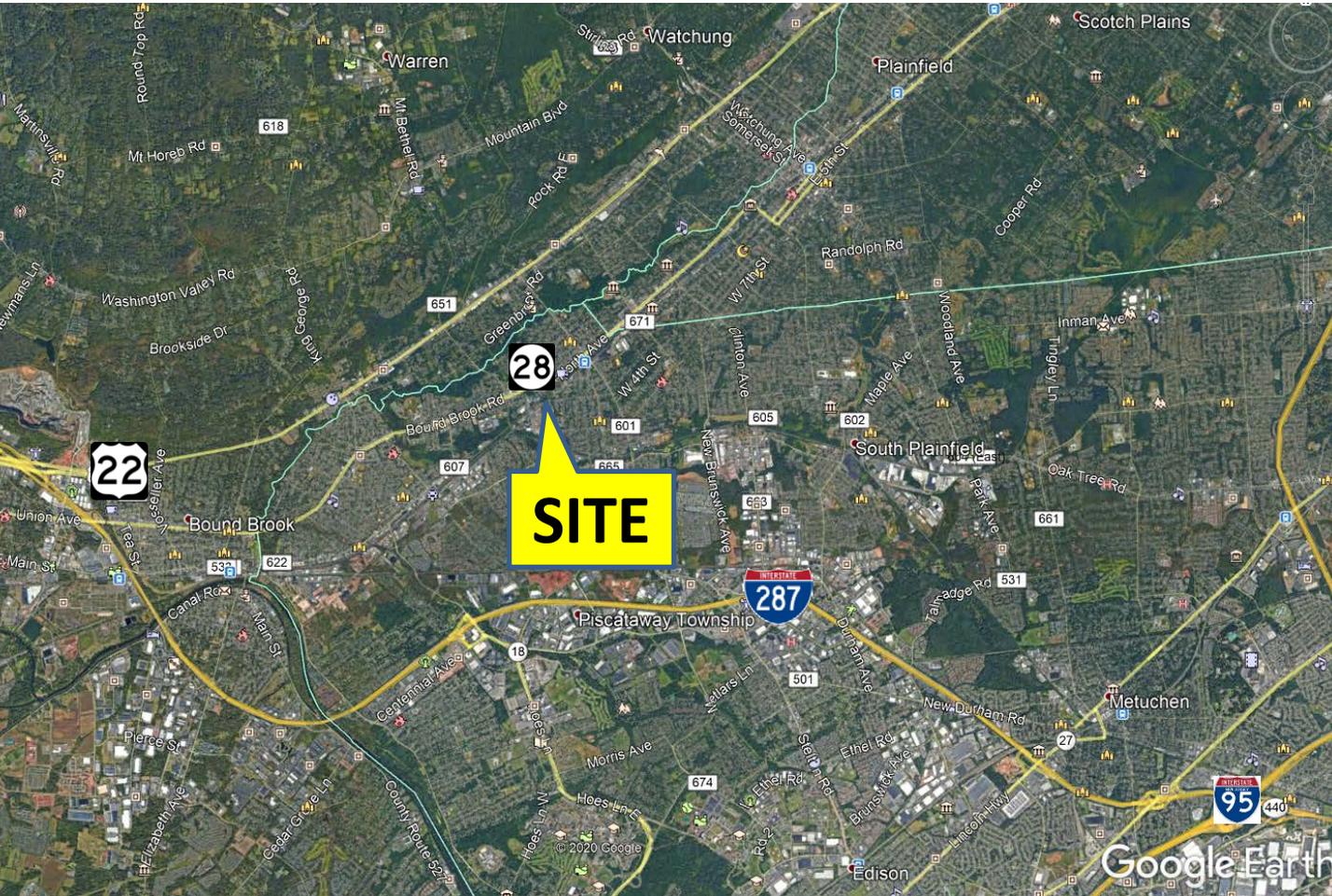


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LOCATION AERIAL

700 & 620 South Avenue, Middlesex & Dunellen Borough, Middlesex County, NJ

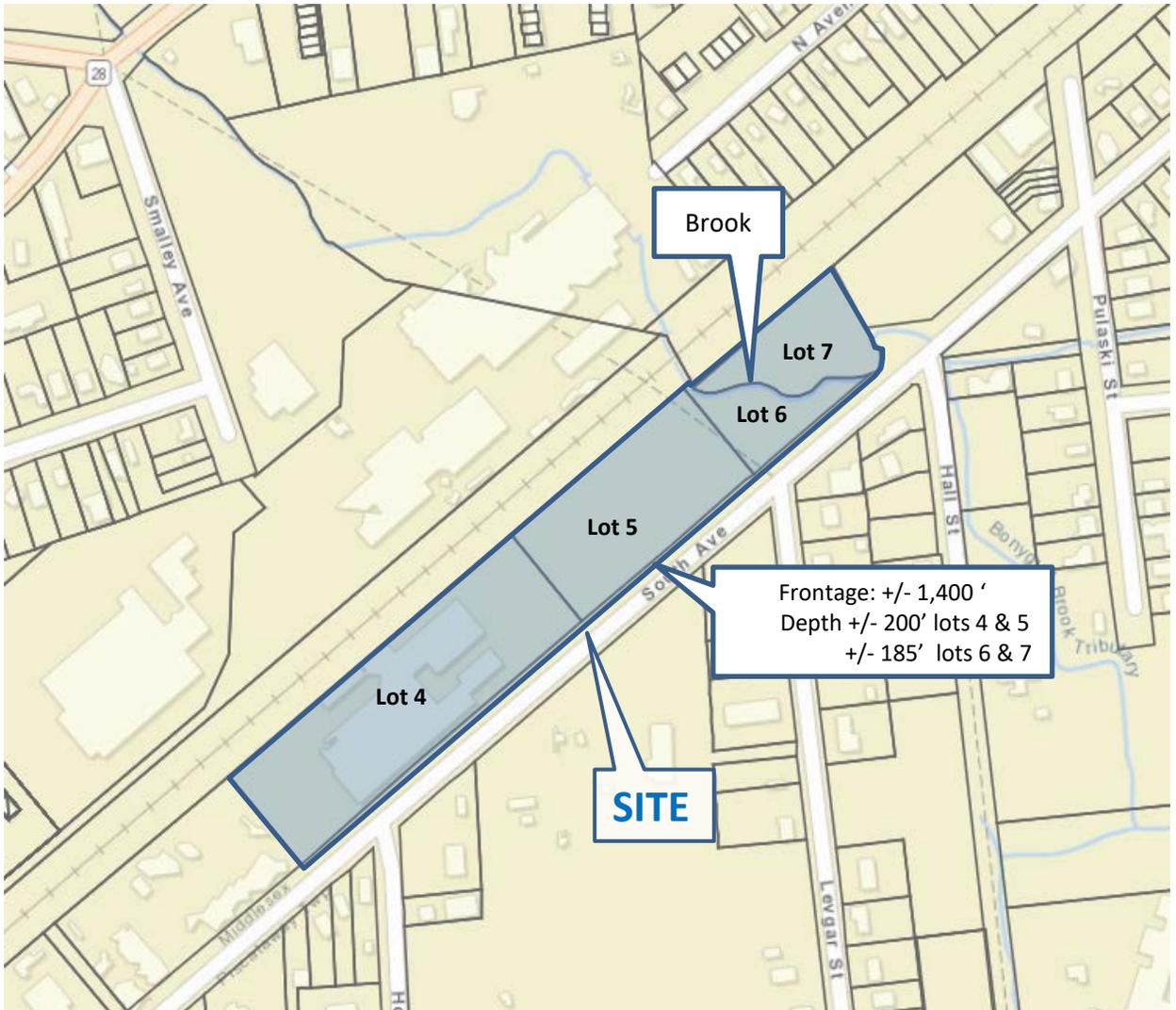


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TAX MAP

700 & 620 South Avenue, Middlesex & Dunellen Borough, Middlesex County, NJ

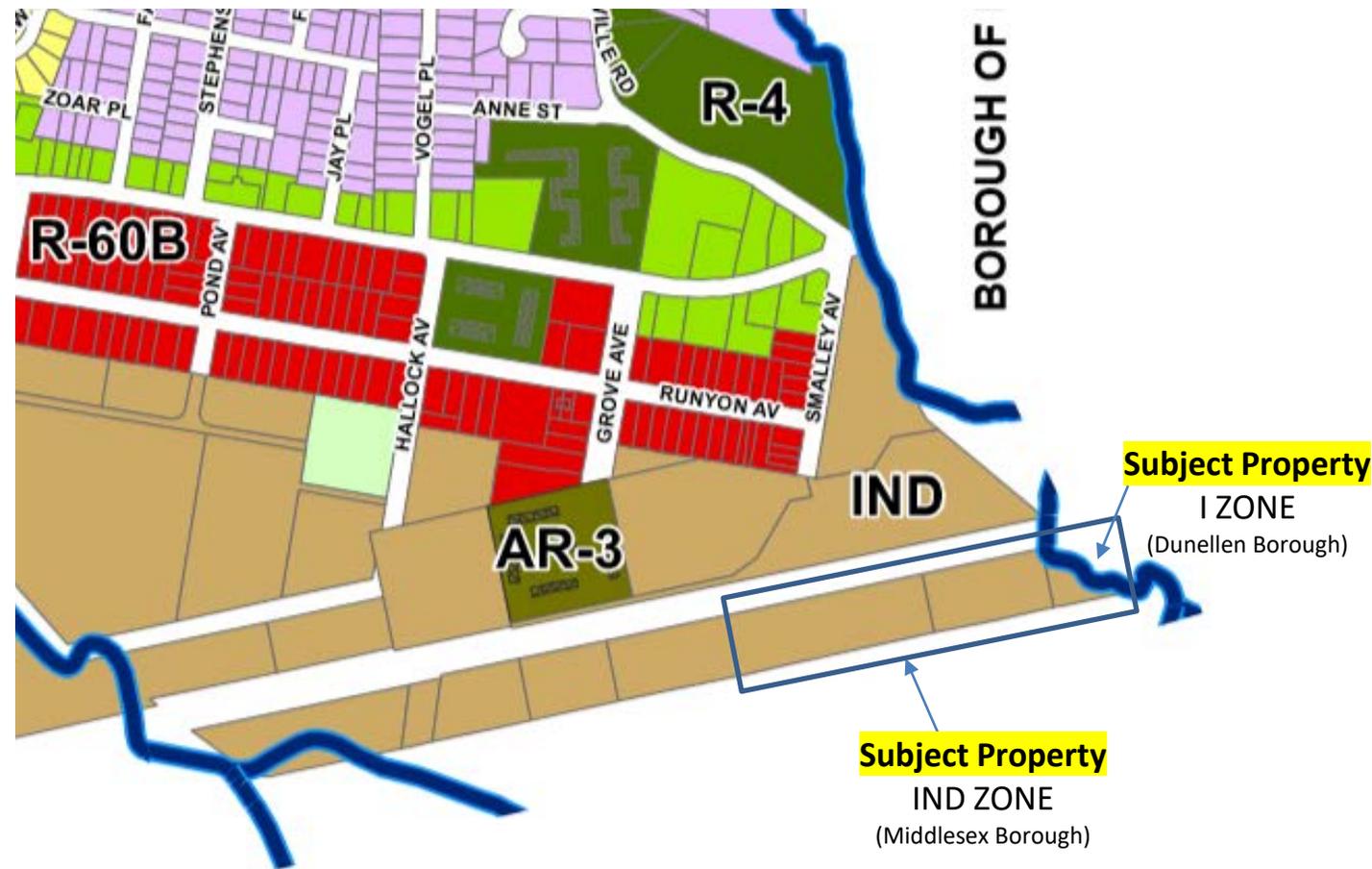


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ZONING MAP CLOSE UP

700 & 620 South Avenue, Middlesex & Dunellen Borough, Middlesex County, NJ



Zoning Ordinance Link Middlesex Borough IND Zone: <https://ecode360.com/10338321>

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