

Property Summary Report

10 Ilene Ct - Building 10

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type	2 Star Industrial Warehouse Condo
Tenancy	Multi
Year Built	1987
RBA	33,000 SF
Stories	2
Typical Floor	16,500 SF
Ceiling Ht	18'
Construction	Masonry

LAND

Land Acres	3.30 AC
Zoning	LI
Parcels	10-00200-0004-00003, 10-00200-0004-00003-0001--

LOADING

Docks	None	Drive Ins	5 tot.
Rail Spots	None		

POWER & UTILITIES

Utilities	Gas - Natural, Heating - Gas, Sewer - City, Water - City
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FOR LEASE

Smallest Space	6,000 SF
Max Contiguous	27,000 SF
# of Spaces	1
Vacant	27,000 SF
% Leased	100.0%
Rent	\$12.00

Industrial Avail	27,000 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Sublet	6,000 - 27,000	27,000	27,000	\$12.00/TBD	Vacant	Thru May 2025

SALE

For Sale	Condo - \$3,150,000 (\$146.51/SF)
Cap Rate	5.54%
Sale Type	Investment or Owner User
Status	Under Contract

TRANSPORTATION

Commuter Rail	12 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (37)



Property Summary Report

10 Ilene Ct - Building 10



Hillsborough, NJ 08844 - Somerset Submarket

TENANTS

Isomedix Services	53,000 SF	Steris Specialty Services	21,000 SF
Total Repair Express Llc	6,000 SF	Little Joe Industries	-

PROPERTY CONTACTS

Sales Company	KW Commercial 980 Harvest Dr Blue Bell, PA 19422 (215) 646-2900 (p) (267) 419-2918 (f)	Sales Company	Keller Williams Realty Cherry Hill 409 E Route 70 Cherry Hill, NJ 08034 (856) 321-1212 (p)
True Owner	Xinjiang Huang 9 Hyde Park East Brunswick, NJ 08816	Recorded Owner	Alchem Pharmtech Inc 9 Hyde Park Dr East Brunswick, NJ 08816
Developer	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)		

BUILDING NOTES

5/24/2 Mills Real Estate Ventures purchased the condominium units from Arthur Barry. No brokers were involved.

SALE HIGHLIGHTS

- 10 industrial flex condos for sale - currently demised as one space
- NOI \$174,413 guaranteed for four years
- Located in a prime area with convenient access to major highways including Routes 1, 22, 206 and Interstates 78 and 287

Property Summary Report

85 Weston Rd



Hillsborough, NJ 08844 - Somerset Submarket

For Sale

85 Weston Road, Hillsborough, N.J.

± 6,000 Ft.²



LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES

Bill Hettler **732.738.8888**
bill@logisticrealty.com
Resume: www.williamhettler.com

Total Building: ± 6,000 Sq. Ft. on 3+ Acres
Building is Expandable
Zoning: Industrial 1
Loading: One (1) Drive In Door
Office Area: ± 1,000 Sq. Ft. 2nd Floor
Tech/Shop: ± 1,000 Sq. Ft.
Ceiling: Shop/Machine/Tool/Tech
28' Ft. Clear Throughout
Crane: Three (3) & Two (2) Ton Cranes
Load Expansion Possible
Utilities: Full HVAC Throughout
1,000 Amps 3 Phase Power
Well Water, City Sewer
Solar: 1,000+ Solar Panels Producing
22,000-27,000 KW Hrs Per Unit
\$ 9,837.17 (2020)
Taxes: \$ 2,200,000.00;
Sale Price: Includes Solar Panels

**Ideal Manufacturing / Fabrication / Tech /
Assembly / Machine Shop / Lab**

BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Single
Year Built	1980
Year Renov	2010
RBA	18,500 SF
Stories	1
Typical Floor	18,500 SF
Ceiling Ht	20'
Construction	Masonry

LAND

Land Acres	2.02 AC
Zoning	I-1
Parcels	10-00185-0000-00001

POWER & UTILITIES

Power	600a/120 - 240v 3p
Utilities	Gas - Natural, Heating - Gas, Light- ing, Sewer - City, Water - Well

FOR LEASE

Smallest Space	18,500 SF	Industrial Avail	18,500 SF
Max Contiguous	18,500 SF		
# of Spaces	1		
Vacant	0 SF		
Rent	\$14.00		
Service Type	Triple Net		

LOADING

Docks	2 ext	Drive Ins	1 tot./18' w x 14' h
Cranes	Yes	Rail Spots	None

AMENITIES

- Air Conditioning
- Buss Ducts
- Energy Performance Rating - A
- Fluorescent Lighting
- Yard

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	18,500/2,500 ofc	18,500	18,500	\$14.00/NNN	120 Days	7 - 10 Years



Property Summary Report

85 Weston Rd



Hillsborough, NJ 08844 - Somerset Submarket

SALE		TRANSPORTATION	
For Sale	Price Not Disclosed	Parking	35 available (Surface);Ratio of 1.89/1,000 SF
Sale Type	Owner User	Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Status	Active	Airport	48 min drive to Trenton Mercer Airport
		Walk Score	Car-Dependent (3)

PROPERTY CONTACTS

Sales Company	Logistic Realty LLC 18-28 Distribution Blvd Edison, NJ 08817 (732) 738-8888 (p) (732) 738-8888 (f)	True Owner	John A Guastella Sr 312 Whalen St Manville, NJ 08835 (908) 722-4530 (p)
Recorded Owner	John A Guastella Sr 312 Whalen St Manville, NJ 08835 (908) 722-4530 (p)		

SALE HIGHLIGHTS

- 600 Amps
- 20 Ft Clear Span
- Infrared Heat- \$4,500 annual cost to heat
- Power and Air line Distributed Throughout
- Building is Expandable to 25,000 SF

Property Summary Report

465 Amwell Rd - Icote



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1989
RBA	6,462 SF
Stories	2
Typical Floor	3,231 SF

LAND

Land Acres	2.33 AC
Zoning	TC, Hillsborough
Parcels	10-00163-22-00041

SALE

For Sale	\$1,950,000 (\$301.76/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (60)

TENANTS

Jk Design Inc	24,000 SF	Icote	500 SF
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PROPERTY CONTACTS

Sales Company	Bussel Realty 2 Ethel Rd Edison, NJ 08817 (732) 287-3777 (p) (732) 287-1090 (f)	True Owner	Icote Usa Inc 465 Amwell Rd Hillsborough, NJ 08844 (908) 359-7575 (p)
Recorded Owner	Icote 465 Amwell Rd Hillsborough, NJ 08844 (908) 722-0111 (p)	Property Manager	Icote 465 Amwell Rd Hillsborough, NJ 08844 (908) 722-0111 (p)

Property Summary Report

491 Amwell Rd - Bldg #1 & 2



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	3 Star Office Condo
Tenancy	Multi
Year Built	2006
RBA	13,360 SF
Stories	1
Typical Floor	13,360 SF
Construction	Masonry

LAND

Land Acres	3.83 AC
Zoning	HOO
Parcels	10-00163-05-00100-0000-C0203

SALE

For Sale	Condo - \$775,000 (\$257.39/SF)
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	\$330,000 (\$24.70/SF)
Date	Mar 2021
Financing	1st Mortgage Bal/Pmt: \$264,000/-

BUILDING AMENITIES

- Air Conditioning
- Central Heating
- Courtyard

TRANSPORTATION

Parking	75 available (Surface);Ratio of 5.61/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (31)

TENANTS

Emmi & Emmi PC	7,000 SF	The Foot and Ankle Center of New Jersey	3,000 SF
Advanced Surgical	2,000 SF	Total Lung Care	1,237 SF
Landscape Maintenance Services	1,000 SF	Center for Psychological Services of Somerset	945 SF
Center For Psychological Services For Somerset	900 SF	Precision Dental PC	450 SF
Panacea Holdings, LLC	-		



Property Summary Report

491 Amwell Rd - Bldg #1 & 2



Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

Sales Company	Remax Preferred Professionals 1170 ROUTE 22 EAST BRIDGEWATER, NJ 08807 (908) 685-0700 (p)	Recorded Owner	491 Amwell Road Llc 491 Amwell Rd Hillsborough, NJ 08844
		Developer	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)
Previous True Owner	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)		
			
Property Manager	Larken Associates 1250 State Route 28 Branchburg, NJ 08876 (908) 874-8686 (p) (908) 874-6064 (f)		
			

BUILDING NOTES

Courtyard at Amwell

491 Amwell Road, Hillsborough, NJ 08844

Courtyard at Amwell offers professional medical & office space situated within a bustling business & expanding residential community just off Route 206 on Amwell Road.

This two (2) building complex provides 14,055 sq. ft. of medical & office space. The Courtyard at Amwell is located on a beautifully landscaped lot. The entryway boasts an arched glass window set under a gable supported by two columns. The columns rest upon stone supports & are repeated around the perimeter of the building.

Located just 11 miles north of downtown Princeton & 7 miles south of the Somerville Circle, Courtyard at Amwell offers highly desirable & visible medical & office space to the discerning tenant.

- * Two buildings, approximately 7000 (+/-) sq. ft. each
- * Built-to-suit tenant spaces
- * Private bathroom, kitchenette & separate utilities for each suite
- * Abundant parking with handicap accessibility
- * Close proximity to all area hospitals
- * High-speed internet access available

SALE HIGHLIGHTS

- Beautifully Maintained
- Great Location

Property Summary Report

810 Amwell Rd - 810 Amwell Road, Hillsborough, NJ 08844

Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	Agricultural Land
Land AC - Gross	33.99 AC
Land SF - Gross	1,480,604 SF
Topography	Level

ZONING & USAGE

Zoning	Agriculture
Proposed Use	Agricultural, Day Care Center, Hold for Development, Police/Fire Station,

CURRENT CONDITION

Grading	Raw land
Infrastructure	Cable, No Curb/Gutter/Sidewalk, Electricity, Gas, No Irrigation, No

TRAFFIC & FRONTAGE

Traffic Volume	6,974 on Amwell Rd & Woodfern Rd W (2022) 9,905 on Amwell Rd & River Rd NE (2022)
Frontage	638' on Amwell Road

Made with TrafficMetrix Products

TRANSPORTATION

Airport	39 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (6)

SALE

For Sale	\$1,000,000 (\$29,420/AC - \$0.68/SF)
Sale Type	Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Keller Williams Cornerstone 2230 US Highway 206 Belle Mead, NJ 08502 (908) 359-0893 (p) (908) 359-3929 (f)
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Property Summary Report

810 Amwell Rd - 810 Amwell Road, Hillsborough, NJ 08844

Hillsborough, NJ 08844 - Princeton North Submarket

SALE HIGHLIGHTS

- Central NJ Farm Land (33.99 Acres).... Somerset County... Hillsborough Township...
- Single Family Home on 33.99 Acres...
- Permitted Uses: Agricultural Uses & Farms; Detached Single Family Homes; Public Parks; Farm-based Businesses...
- Conditional Uses: Vet Hospitals; Churches; Nursery Schools; Child Care Centers; Horse Boarding Stables; Volunteer Fire Companies/1st-Aid/Rescue Squads
- Most Agricultural Land is Upland...
- Call/Text/Email for Additional Details...

Property Summary Report

225 Branch



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	3 Star Retail Service Station
Tenancy	Single
Year Built	1947
GLA	1,500 SF
Stories	1
Typical Floor	1,500 SF
Construction	Masonry

LAND

Land Acres	0.36 AC
Zoning	C-1
Parcels	10-00147-0000-00064

SALE

For Sale	\$695,000 (\$463.33/SF)
Cap Rate	8.92%
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Parking	12 available (Covered);Ratio of 8.00/1,000 SF
Commuter Rail	13 min drive to Raritan Commuter Rail (Raritan Valley Line)
Airport	49 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (19)

BUILDING AMENITIES

- 24 Hour Access

TRAFFIC & FRONTAGE

Traffic Volume	4,096 on New Centre Road & - (2022) 6,892 on S Branch Rd & Equator Ave SW (2022)
Frontage	100' on South Branch Rd. (with 2 curb cuts)

Made with TrafficMetrix Products

PROPERTY CONTACTS

Sales Company	United Real Estate 18-19 River Road Rd Fair Lawn, NJ 07410 (888) 501-6953 (p)
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SALE HIGHLIGHTS

- Post Office has been a Repair Service Account for 15+ years for their trucks.
- Well known location for Generations!

Property Summary Report

4 Campus Dr



Hillsborough, NJ 08844 - Outlying Somerset County Submarket



BUILDING

Type	4 Star Apartments
Units	96
GBA	108,251 SF
Stories	3
Rent Type	Market/Affordable

LAND

Land Acres	13.81 AC
Parcels	10-00058-0000-00001-05

BUILDING AMENITIES

- Fitness Center
- Gameroom
- Laundry Facilities
- Pool

SALE

For Sale	\$5,750,000 (\$59,896/Unit)
Sale Type	Investment
Status	Active

TRANSPORTATION

Parking	240 available (Surface);
Commuter Rail	4 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (13)

PROPERTY CONTACTS

Sales Company	Hudson Atlantic Realty Advisors, Inc 100 Matawan Rd Matawan, NJ 07747 (800) 458-7161 (p) (732) 238-1113 (f)
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SALE HIGHLIGHTS

- FULLY APPROVED DEVELOPMENT SITE
- 13.8 ACRE FULLY APPROVED SITE
- ALL SURFACE PARKING
- PROXIMITY TO MAJOR PHARMA EMPLOYERS
- 3 STORY STICK CONSTRUCTION
- <https://hudsonatlantic.com/properties/hillsborough-apartments/>

Property Summary Report

1000 Courtyard Dr



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office
Tenancy	Single
RBA	5,303 SF
Stories	2
Typical Floor	2,752 SF
Construction	Masonry

LAND

Land Acres	4.56 AC
Zoning	02
Parcels	10-00051-0000-00004-0000-C0111, 10-00051-0000-00004-0000-C1011,

BUILDING AMENITIES

- Air Conditioning
- Basement
- Conferencing Facility
- Fully Carpeted
- Kitchen
- Property Manager on Site
- Recessed Lighting
- Storage Space
- Balcony
- Central Heating
- Courtyard
- High Ceilings
- Natural Light
- Reception
- Security System

SALE

For Sale	\$875,000 (\$165.00/SF)
Cap Rate	7.00%
Sale Type	Investment
Status	Active

Last Sale

Sold Price	\$475,000 (\$89.57/SF)
Date	Apr 2015
Sale Type	Owner User

TRANSPORTATION

Parking	25 available (Surface);Ratio of 4.46/1,000 SF
Commuter Rail	3 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (20)

TENANTS

Mirra And Associates Lic	750 SF
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Property Summary Report

1000 Courtyard Dr



Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

Sales Company	Maya Capital Partners, LLC 125 Park Ave New York, NY 10017 (646) 863-3302 (p)	True Owner	Mirra Pasquale 23 Deer Path Hillsborough, NJ 08844 (908) 369-3307 (p)
Recorded Owner	LCM Realty LLC 23 Deer Path Hillsborough, NJ 08844	Previous True Owner	Brian Pavon 16 Dogwood Dr Hillsborough, NJ 08844 (908) 369-5658 (p)

BUILDING NOTES

8 units being sold together or as separate units. Currently set up as a day care center. Bldg 900 and 1000 are in front of the complex. Two, two story condominium buildings consisting of four condominium units each. The buildings are located within the courtyard condominium complex that is off the North bound land of heavily traveled Route 206. The complex was built in 1990 and contains 10 buildings. 900 with a gross SF of 5,120SF with a full basement used for storage and containing the mechanicals of the building & 1000 with a gross SF of 5600. The buildings are constructed of concrete block with a red brick exterior. There is a large fully enclosed courtyard area between the 2 buildings used as a playground. Asking price for the purchase of the buildings is \$1,983,200 or for lease of \$16.00per SF/NNN

Route 206 North just past Duke's Parkway West, Jughandle

SALE HIGHLIGHTS

- Beautiful stand alone building, completely renovated interior in 2015. Sits directly on Rt 206 Highway in Hillsborough NJ overlooking Duke Estate.

Property Summary Report

279 Homestead Rd - Corner Lot

Hillsborough, NJ 08844 - Princeton North Submarket



LAND	
Type	3 Star Industrial Land
Land AC - Gross	18.00 AC
Land SF - Gross	784,080 SF
Topography	Level
Parcels	10-00200-02-00012

ZONING & USAGE	
Zoning	Gateway Business
Proposed Use	Commercial, Distribution, General Freestanding, Health Care, Hospi-

CURRENT CONDITION	
Grading	Raw land
Infrastructure	Cable, Curb/Gutter/Sidewalk, Elec- tricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE	
Traffic Volume	8,001 on Raider Blvd & Crickhollow Ln SE (2017) 25,421 on Van Horne Rd & Oxford Pl N (2022)
Made with TrafficMetrix Products	

TRANSPORTATION	
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	40 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (35)

SALE	
For Sale	\$4,000,000 (\$222,222/AC - \$5.10/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS	
Sales Company	Logistic Realty LLC 18-28 Distribution Blvd Edison, NJ 08817 (732) 738-8888 (p) (732) 738-8888 (f)

LOGISTIC REALTY
INDUSTRIAL REAL ESTATE SERVICES



Property Summary Report

1424 Millstone River Rd



Hillsborough, NJ 08844 - Outlying Somerset County Submarket



BUILDING

Type	3 Star Apartments
Year Built	1850
Units	3
GBA	3,000 SF
Stories	2
Metering	Individually Metered
Construction	Wood Frame
Rent Type	Market
Market Segment	All

LAND

Land Acres	0.22 AC
Zoning	R-8
Parcels	12-00006-0000-00010

BUILDING AMENITIES

Unit Amenities

- Attic

Site Amenities

- Trash Pickup - Curbside

BEDROOM SUMMARY

Models		Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Totals	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
All 1 Beds	-	2	66.7%	0	0.0%	-	-	-	-	-
All 3 Beds	-	1	33.3%	0	0.0%	-	-	-	-	-
Totals	-	3	100.0%	0	0.0%	-	-	-	-	-

UNIT MIX

Models			Counts		Units Available		Avg Asking Rent		Avg Effective Rent		Concessions
Beds	Baths	Avg SF	Units	Mix %	Units	Percent	Per Unit	Per SF	Per Unit	Per SF	%
1	-	-	2	66.7%	0	0.0%	-	-	-	-	-
3	1	-	1	33.3%	0	0.0%	-	-	-	-	-



Property Summary Report

1424 Millstone River Rd



Hillsborough, NJ 08844 - Outlying Somerset County Submarket

SALE		TRANSPORTATION	
For Sale	\$519,000 (\$173,000/Unit)	Parking	5 available (Surface);
Cap Rate	7.90%	Commuter Rail	13 min drive to Somerville Commuter Rail (Raritan Valley Line)
Sale Type	Investment	Airport	45 min drive to Trenton Mercer Airport
Status	Active	Walk Score	Car-Dependent (26)

PROPERTY CONTACTS

Sales Company	Henry Wittman 2 Ringos Mill Rd Hopewell, NJ 08525 (908) 385-4805 (p)
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SALE HIGHLIGHTS

- Highly desirable area in Millstone Borough, Somerset County with Hillsborough mailing address
- off street parking in quiet area

Property Summary Report

269 Route 206

Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	2.40 AC
Land SF - Gross	104,544 SF
Topography	Level
Parcels	22-00117-0000-00039

ZONING & USAGE

Zoning	HS
Proposed Use	Commercial

CURRENT CONDITION

Grading	Previously developed lot
Infrastructure	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE

Traffic Volume	815 on Lindstrom Dr & Van Horne Rd SE (2018) 30,073 on Van Horne Rd & Lindstrom Dr NE (2018)
Frontage	203' on Route 206

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	6 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (43)

SALE

For Sale	\$2,200,000 (\$916,667/AC - \$21.04/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Keller Williams Cornerstone 2230 US Highway 206 Belle Mead, NJ 08502 (908) 359-0893 (p) (908) 359-3929 (f)
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Property Summary Report

269 Route 206



Hillsborough, NJ 08844 - Princeton North Submarket

SALE HIGHLIGHTS

- EXCELLENT ROUTE 206 FRONTAGE & VISIBILITY.
- 2.25-2.4 ACRES OF PRIME REAL ESTATE LOCATED IN THE HIGHWAY SERVICE (COMMERCIAL) ZONE.
- SHARED DRIVEWAY ACCESS EASEMENT TO OPIE ROAD ALLOWING RTE 206 ACCESS & OPIE ROAD ACCESS.
- PROPERTY CURRENTLY POSSESSES A SINGLE-FAMILY HOME (2,264 SF LIVING SPACE) WITH A SEPARATE APARTMENT WHICH IS LOCATED OVER A 3-CAR GARAGE (1,000 SF).
- LOCATED JUST NORTH OF QUICK CHEK ON NORTH BOUND SIDE OF ROUTE 206.
- IHOP restaurant, Tractor Supply, Kohl's, Lowe's, Dunkin Donuts, Family Care Walk-in Clinic, Wendy's, Planet Fitness, Dollar Store, Old Man Rafferty's

Property Summary Report

170 Us Highway 206

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	1970
RBA	10,760 SF
Stories	1
Typical Floor	10,000 SF
Ceiling Ht	22'
Construction	Masonry

LAND

Land Acres	9.00 AC
Zoning	I1
Parcels	10-00142-0000-00026

LOADING

Docks	1 ext	Drive Ins	2 tot./12' w x 14' h
Cross Docks	None	Cranes	None
Rail Spots	None		

POWER & UTILITIES

Power	600a/
Utilities	Gas - Natural, Heating, Lighting, Sewer - City, Water - City

FOR LEASE

Smallest Space	5,000 SF
Max Contiguous	10,760 SF
# of Spaces	1
Vacant	10,760 SF
% Leased	0%
Rent	Withheld - CoStar Est. Rent \$11 - 13 (Industrial)

Industrial Avail	10,760 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Industrial	Direct	5,000 - 10,760/4,000	10,760	10,760	Withheld	Vacant	Negotiable



Property Summary Report

170 Us Highway 206



Hillsborough, NJ 08844 - Somerset Submarket

SALE		TRANSPORTATION	
For Sale	Price Not Disclosed	Parking	25 available (Surface);Ratio of 1.89/1,000 SF
Sale Type	Investment or Owner User	Commuter Rail	5 min drive to Somerville Commuter Rail (Raritan Valley Line)
Status	Active	Airport	44 min drive to Trenton Mercer Airport
Last Sale		Walk Score	Car-Dependent (22)
Sold Price	\$840,000 (\$78.07/SF)		
Date	Aug 2017		
Sale Type	Investment		

TENANTS			
Eastern NJ Janitorial	5,000 SF	Menco Business Products	500 SF
Atlantic Janitorial	-	Darby Litho	-

PROPERTY CONTACTS			
Sales Company	Zimmel Associates, Inc. 1090 King Georges Post Rd Edison, NJ 08837 (732) 661-9200 (p) (732) 661-9617 (f)	Previous True Owner	Corporate Graphics 170 Us Highway 206 Hillsborough, NJ 08844 (908) 725-0600 (p)
Previous True Owner	Walter Hazard 501 Rolling Hills Rd Bridgewater, NJ 08807 (908) 526-4883 (p)		

Property Summary Report

884 US Highway 206

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type	2 Star Industrial Warehouse
Year Built	1916
Year Renov	2019
RBA	9,358 SF
Stories	2
Typical Floor	4,679 SF

LAND

Land Acres	0.86 AC
Zoning	C-1
Parcels	10-00180-01-00003

LOADING

Drive Ins	1 tot.	Rail Spots	None
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POWER & UTILITIES

Utilities	Gas - Natural, Lighting, Sewer - City, Water - City
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AMENITIES

- Mezzanine
- Signage
- Skylights

SALE

For Sale	\$1,595,000 (\$170.44/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Parking	11 available (Surface);Ratio of 1.18/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	38 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (24)

PROPERTY CONTACTS

Sales Company	Keller Williams Cornerstone 2230 US Highway 206 Belle Mead, NJ 08502 (908) 359-0893 (p) (908) 359-3929 (f)
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Property Summary Report

884 US Highway 206



Hillsborough, NJ 08844 - Somerset Submarket

SALE HIGHLIGHTS

- Mixed Use- 7,186 +/- SF Industrial Building & 4 Bedroom Single-Family Residential House (2,172 +/- SF) on Route 206...
- Great Signage & Visibility Along Route 206...
- 7,186 +/- SF Industrial/Warehouse Building...
- 4 Bedroom Single Family Residence (2,172 +/- SF)...
- Parking Available Between the Commercial Building & Single-Family Residential House...

Property Summary Report

212 US HIGHWAY ROUTE 206

Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	Commercial Land
Land AC - Gross	5.79 AC
Land SF - Gross	252,212 SF

ZONING & USAGE

Zoning	I-1
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TRAFFIC & FRONTAGE

Traffic Volume	29,909 on US Hwy 206 & Park Ave NE (2018) 32,144 on US Hwy 206 & Brooks Blvd N (2022)
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Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	7 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (22)

SALE

For Sale	\$2,250,000 (\$388,601/AC - \$8.92/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	CBRE 250 Pehle Ave Saddle Brook, NJ 07663 (201) 712-5600 (p) (201) 712-5650 (f)
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Sales Company	CBRE 100 Campus Dr Florham Park, NJ 07932 (973) 966-6692 (p) (973) 437-2021 (f)
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Property Summary Report

150 Homestead Rd - 150 Homestead rd
Hillsborough, NJ 08844 - Princeton North Submarket



LAND	
Type	3 Star Commercial Land
Land AC - Gross	20.84 AC
Land SF - Gross	907,790 SF
Topography	Level

ZONING & USAGE	
Zoning	TECD
Proposed Use	Industrial

CURRENT CONDITION	
Grading	Raw land

TRAFFIC & FRONTAGE	
Traffic Volume	4,246 on Hillsborough Rd & Willow Rd E (2018) 17,172 on Amwell Rd & Clerico Ln W (2022)

Made with TrafficMetrix Products

TRANSPORTATION	
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (6)

SALE	
For Sale	\$5,000,000 (\$239,923/AC - \$5.51/SF)
Sale Type	Owner User
Status	Under Contract

PROPERTY CONTACTS	
Sales Company	Prominent Properties Commercial 90 County Rd Tenafly, NJ 07670 (201) 568-5668 (p)



Property Summary Report

340 S Branch Rd



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	3 Star Retail Restaurant Condo
Tenancy	Multi
Year Built	1980
Year Renov	1990
GLA	64,757 SF
Stories	3
Typical Floor	4,800 SF

LAND

Land Acres	0.40 AC
Zoning	C-1
Parcels	10-00175-18-00001-01-C0429

TENANTS

Bella Pizza & Pasta	1,500 SF	Vijaya Vilas	508 SF
Corner Style	500 SF	Kumon	500 SF

FOR LEASE

Smallest Space	4,800 SF	Retail Avail	4,800 SF
Max Contiguous	4,800 SF		
# of Spaces	1		
Vacant	9,600 SF		
% Leased	85.2%		
Rent	\$10.00		
Service Type	Triple Net		

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	400	Retail	Direct	4,800	4,800	4,800	\$10.00/NNN	Vacant	1 - 10 Years

Property Summary Report

340 S Branch Rd



Hillsborough, NJ 08844 - Princeton North Submarket

SALE		TRAFFIC & FRONTAGE	
For Sale	Condo - \$495,000 (\$103.13/SF)	Traffic Volume	3,393 on South Branch Road & - (0)
Sale Type	Investment or Owner User		11,423 on Amwell Byp & Amwell Rd
Status	Active		Byp SE (0)
Last Sale		Made with TrafficMetrix Products	
Sold Price	\$97,500 (\$1.51/SF)		
Date	Feb 2021		
Financing	1st Mortgage		
	Bal/Pmt: \$60,000/-		

TRANSPORTATION	
Commuter Rail	14 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (32)

PROPERTY CONTACTS			
Sales Company	Glickman Fuerst Inc	Recorded Owner	Christopher M Foy
	300 Sylvan Ave		184 S Livingston Ave
	Englewood Cliffs, NJ 07632		Livingston, NJ 07039
	(201) 308-3494 (p)		
	(201) 944-4446 (f)		

Property Summary Report

611-624 Courtyard Dr - Courtyard Office Condominiums



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office Condo
Tenancy	Multi
Year Built	2002
RBA	7,800 SF
Stories	2
Typical Floor	3,900 SF
Construction	Masonry

LAND

Land Acres	3.20 AC
Zoning	02, Hillsborough Twp
Parcels	10-00051-0000-00004-0000-C0612

FOR LEASE

Smallest Space	1,178 SF
Max Contiguous	2,424 SF
# of Spaces	2
Vacant	6,026 SF
% Leased	22.7%
Rent	\$20.79
Service Type	Plus All Utilities

Office/Med Avail	3,602 SF
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AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	611	Off/Med	Direct	2,424	2,424	2,424	\$20.79/+UTIL	Vacant	Negotiable
P 2nd	612	Off/Med	Direct	1,178	1,178	1,178	Withheld	Vacant	Negotiable

SALE

For Sale	2 Condos - \$200,900 - 450,000 (\$170.54 - 185.64/SF)
Sale Type	Owner User
Properties	2
Status	Active

TRANSPORTATION

Parking	100 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	4 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (14)

TENANTS

Delta Soft Inc	1,650 SF
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Property Summary Report

611-624 Courtyard Dr - Courtyard Office Condominiums



Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty	Recorded Owner	613 Courtyard Associates Llc
	100 Reaville Ave		Somerville, NJ 08876
	Flemington, NJ 08822		
	(908) 782-6850 (p)		
	(908) 782-2147 (f)		

BUILDING NOTES

ATTENTION: Doctors, Attorneys, Engineers, & Other Professionals. 1st Floor, End-Unit, Office Condo. Minutes to Somerset Medical Ctr, Somerville Court House, & Heart of Hillsborough. Easy for Clients.

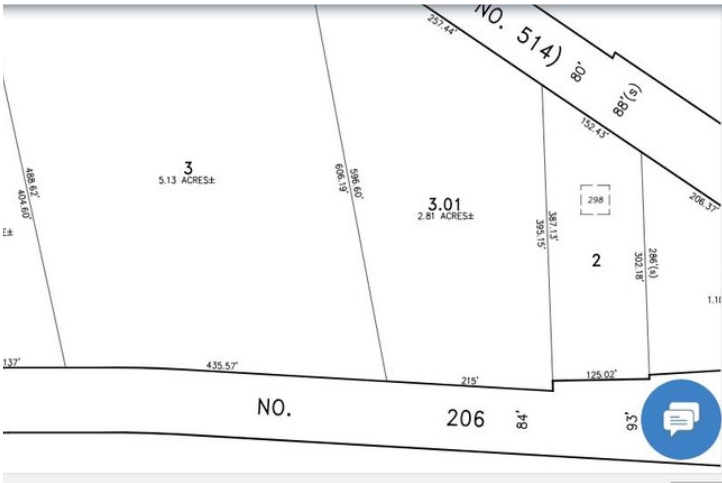
Why Rent? Own & Invest in your future. Currently configured with 4 offices, large conference room (could be split into 2 offices), welcome/waiting area, receptionist area, handicapped accesible bathroom, & Break/Computer room. Rough plumbing in place for quick & easy conversion to Medical use. Childcare Center on site. Great location on Rte 206 with quick access to Rte 22, Rte 202, I-78, I-287, & Somerville. Onsite Surgical Center. Heavy solid six-panel doors, parabolic lighting, & sound insulation in all interior walls. Hardwood & Carpeted Floors. Windows around entire perimeter. Basement Storage Avail.-xtra.

Property Summary Report

420 Amwell Rd



Hillsborough, NJ 08844 - Princeton North Submarket



LAND	
Type	3 Star Commercial Land
Land AC - Gross	0.97 AC
Land SF - Gross	42,253 SF
Parcels	10-00178-0000-00002

ZONING & USAGE	
Zoning	TC
Proposed Use	Office, Restaurant

TRAFFIC & FRONTAGE	
Traffic Volume	29,450 on Van Horne Rd & Amwell Rd SW (2022)
	25,186 on Van Horne Rd & Amwell Rd NE (2022)
Made with TrafficMetrix Products	

TRANSPORTATION	
Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Very Walkable (73)

SALE	
For Sale	\$1,500,000 (\$1,546,392/AC - \$35.50/SF)
Sale Type	Investment
Status	Active
Last Sale	
Sold Price	\$720,000 (\$744,562/AC - \$17.09/SF)
Date	Jun 2016
Sale Type	Investment

PROPERTY CONTACTS	
Sales Company	Coldwell Banker Commercial Realty
	716 US Highway 206
	Hillsborough, NJ 08844
	(908) 874-8421 (p)
	(908) 874-6949 (f)

Recorded Owner	Cp East Brunswick Inc
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Property Summary Report

111-112 Courtyard Dr



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office Condo
Year Built	1980
RBA	12,661 SF
Stories	2
Typical Floor	3,349 SF

LAND

Zoning	02
Parcels	10-00051-0000-00004-0000-C0111

SALE

For Sale	Condo - \$182,195 (\$65.00/SF)
Sale Type	Owner User
Status	Active

TRANSPORTATION

Parking	Ratio of 4.00/1,000 SF
Commuter Rail	3 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (20)

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty	Recorded Owner	Sinha Group Llc
	716 US Highway 206		90 Park Gate Dr
	Hillsborough, NJ 08844		Edison, NJ 08820
	(908) 874-8421 (p)		
	(908) 874-6949 (f)		



Property Summary Report

313 Courtyard Dr

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office
Year Built	2009
RBA	1,280 SF
Stories	2
Typical Floor	640 SF

LAND

Land Acres	0.03 AC
Zoning	2
Parcels	10-00051-0000-00004-0000-C0311

SALE

For Sale	\$243,000 (\$189.84/SF)
Sale Type	Investment
Status	Active

TRANSPORTATION

Commuter Rail	4 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (20)

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty 716 US Highway 206 Hillsborough, NJ 08844 (908) 874-8421 (p) (908) 874-6949 (f)
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Recorded Owner	Oticon Corp
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Property Summary Report

5 Falcon Crest Rd



Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	3.80 AC
Land SF - Gross	165,528 SF
Topography	Rolling
Parcels	10-00182-0000-00047-01

ZONING & USAGE

Zoning	RA
Proposed Use	MultiFamily

CURRENT CONDITION

Grading	Raw land
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TRAFFIC & FRONTAGE

Traffic Volume	7,604 on Falcon Rd & Falcon Crest Ln E (2022) 30,073 on Van Horne Rd & Lindstrom Dr NE (2018)
Frontage	557' on Gateway Boulevard

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	8 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (22)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

LEASE

Available AC	3.80 AC
Available SF	165,528 SF
Term	Negotiable
Outparcel	No

LEASE NOTES

±3.8 Acres Total Lot Size (Block 182, Lot 47.01 and 47-4)
Zoned RA
Across from Gateway 55+ Community
Toll Brothers Approved to Build 374 Homes on Royce Brook Golf Course
Near to Many National Retailers (Kohl's, IHOP, Weis Markets, Home Goods, Lowes, Etc.)

Property Summary Report

5 Falcon Crest Rd



Hillsborough, NJ 08844 - Princeton North Submarket

PROPERTY CONTACTS

Sales Company



Blau & Berg Co.
830 Morris Tpke
Short Hills, NJ 07078
(973) 379-6644 (p)
(973) 379-1616 (f)

SALE HIGHLIGHTS

- Near to Many National Retailers (Kohl's, IHOP, Weis Markets, Home Goods, Lowes, Etc.).

Property Summary Report

1800 Millstone River Rd - 1800-1848 Millstone River Road



Hillsborough, NJ 08844 - Princeton North Submarket



LAND	
Type	3 Star Commercial Land
Land AC - Gross	29.19 AC
Land SF - Gross	1,271,516 SF
Topography	Level
Parcels	10-00205-11-00048-03

ZONING & USAGE	
Zoning	MVH
Proposed Use	Commercial

CURRENT CONDITION	
Grading	Raw land
Infrastructure	No Cable, No Curb/Gutter/Sidewalk, Electricity, No Gas, No Irrigation, No

TRAFFIC & FRONTAGE	
Traffic Volume	6,169 on Blackwells Mill Rd & Blackwell Rd W (2022) 13,696 on S Middlebush Rd & Jacques Ln SW (2022)
Frontage	3,000' on Millstone River Road

Made with TrafficMetrix Products

TRANSPORTATION	
Commuter Rail	20 min drive to Jersey Avenue Commuter Rail (Northeast Corridor Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (4)

SALE	
For Sale	\$2,200,000 (\$75,368/AC - \$1.73/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS	
Sales Company	Keller Williams Cornerstone 2230 US Highway 206 Belle Mead, NJ 08502 (908) 359-0893 (p) (908) 359-3929 (f)



Property Summary Report

812-822 Route 206 - Cranes Rental

Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	Commercial Land
Land AC - Gross	7.88 AC
Land SF - Gross	343,253 SF
Topography	Level

ZONING & USAGE

Zoning	HS
Proposed Use	Auto Dealership, Bank, Commercial, Community Center, Conve-

CURRENT CONDITION

Grading	Previously developed lot
Infrastructure	Cable, Curb/Gutter/Sidewalk, Elec- tricity, Gas, Irrigation, Sewer, Streets,

TRAFFIC & FRONTAGE

Traffic Volume	25,421 on Van Horne Rd & Oxford Pl N (2022) 26,997 on Van Horne Rd & Belle Mead Blawenburg Rd SW (2017)
Frontage	630' on Route 206 (with 3 curb cuts)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	39 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (27)

SALE

For Sale	\$3,000,000 (\$380,711/AC - \$8.74/SF)
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company	Lakewood Group Realty 743 Northfield Ave West Orange, NJ 07052 (973) 493-4128 (p)
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SALE HIGHLIGHTS

- Location, location, location.
- Directly across from the newly proposed ShopRite.
- 3 contiguous lots along Route 206 just north of the bypass.

Property Summary Report

834 Route 206



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	3 Star Retail Garden Center
Tenancy	Single
Year Built	1965
GLA	1,250 SF
Stories	1
Typical Floor	1,250 SF
Construction	Wood Frame

LAND

Land Acres	1.98 AC
Zoning	C1 Commercial
Parcels	10-00177-0009-00022-0003

TRAFFIC & FRONTAGE

Traffic Volume	25,421 on Van Horne Rd & Oxford Pl N (2022) 26,997 on Van Horne Rd & Belle Mead Blawenburg Rd SW (2017)
Frontage	228' on State Highway Route 206 (with 2 curb cuts)

Made with TrafficMetrix Products

SALE

For Sale	\$799,000 (\$639.20/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Parking	20 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	40 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (27)

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty 716 US Highway 206 Hillsborough, NJ 08844 (908) 874-8421 (p) (908) 874-6949 (f)	True Owner	Ambleside Gardens & Nursey 834 US-206 Hillsborough, NJ 08844 (908) 359-8388 (p)
Recorded Owner	Ambleside Gardens Inc		

SALE HIGHLIGHTS

- Zoned commercial property. Broad Uses. Additional land might be available, sewer water, 2 curb cuts.

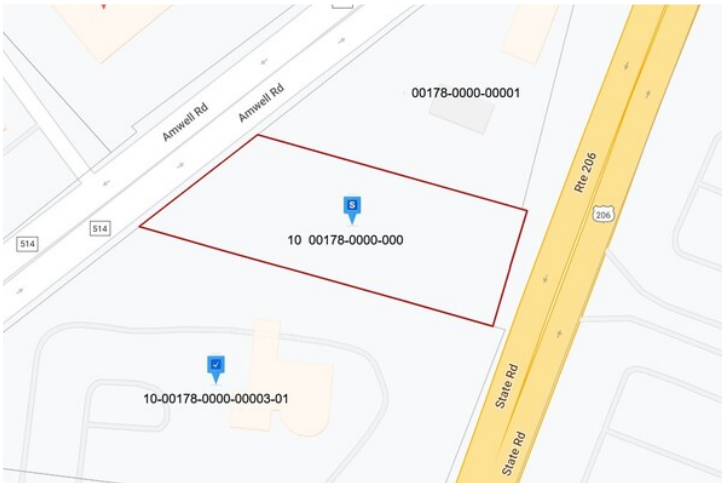


Property Summary Report

Route 206 & Amwell Road



Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	2 Star Commercial Land
Land AC - Gross	1.14 AC
Land SF - Gross	49,658 SF

ZONING & USAGE

Zoning	Commercial
Proposed Use	Office
Approval	Approved Plan

TRAFFIC & FRONTAGE

Traffic Volume	25,186 on Van Horne Rd & Amwell Rd NE (2022) 29,450 on Van Horne Rd & Amwell Rd SW (2022)
Frontage	396' on Amwell Road

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Very Walkable (73)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment or Owner User
Status	Active

PROPERTY CONTACTS

Sales Company



Coldwell Banker Commercial Realty
716 US Highway 206
Hillsborough, NJ 08844
(908) 874-8421 (p)
(908) 874-6949 (f)

Property Summary Report

401-404 Towne Centre Dr



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	3 Star Office Condo
Tenancy	Multi
Year Built	1996
RBA	10,199 SF
Stories	2
Typical Floor	780 SF
Construction	Masonry

LAND

Zoning	HOO
Parcels	10-00199-0000-00002-0000-C0401, 10-00199-0000-00002-0000-C0402

BUILDING AMENITIES

- Accent Lighting
- Kitchen
- Reception
- Central Heating
- Natural Light
- Security System

SALE

For Sale	Condo - \$226,900 (\$151.27/SF)
Sale Type	Investment
Status	Active

TRANSPORTATION

Parking	18 available (Surface);Ratio of 10.00/1,000 SF
Commuter Rail	8 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (45)

TENANTS

Clear Thinking Group LLC	1,950 SF	Acupuncture Holistic Center Llc	500 SF
Yanto Gultom	-		

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty 716 US Highway 206 Hillsborough, NJ 08844 (908) 874-8421 (p) (908) 874-6949 (f)	Recorded Owner	Yanto Gultom 401-404 Towne Centre Dr Hillsborough, NJ 08844 (908) 428-4840 (p) (908) 281-0336 (f)
Recorded Owner	Bright Investments LLC 2 Julie Ct Somerset, NJ 08873	Recorded Owner	X S Enterprises LLC 33 McElroy Ln Belle Mead, NJ 08502



Property Summary Report

739 US Highway 206

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office
Year Built	1949
RBA	1,500 SF
Stories	2
Typical Floor	750 SF

LAND

Land Acres	4.17 AC
Zoning	GB
Parcels	10-00200-02-00016

SALE

For Sale	\$799,900 (\$533.27/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Parking	13 available (Surface);Ratio of 8.67/1,000 SF
Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (53)

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty 716 US Highway 206 Hillsborough, NJ 08844 (908) 874-8421 (p) (908) 874-6949 (f)	True Owner	Ronald and Dorothy Tobia 74 Bridgepoint Rd Belle Mead, NJ 08502
Recorded Owner	Ronald and Dorothy Tobia 74 Bridgepoint Rd Belle Mead, NJ 08502		

SALE HIGHLIGHTS

- Major highway, great visibility ,all utilities, big frontage . Broad zoning.

Property Summary Report

739 US-206

Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	Commercial Land
Land AC - Gross	4.30 AC
Land SF - Gross	187,308 SF
Parcels	10-00200-02-00016

TRAFFIC & FRONTAGE

Traffic Volume	8,001 on Raider Blvd & Crickhollow Ln SE (0)
	29,450 on Van Horne Rd & Amwell Rd SW (0)

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	41 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (53)

SALE

For Sale	\$799,000 (\$185,814/AC - \$4.27/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Coldwell Banker Commercial Realty
	716 US Highway 206
	Hillsborough, NJ 08844
	(908) 874-8421 (p)
	(908) 874-6949 (f)



Property Summary Report

183 Valley Rd

Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	Commercial Land
Land AC - Gross	5.59 AC
Land SF - Gross	243,500 SF
Parcels	10-00143-0000-00024-01, 10-00143-0000-00025

ZONING & USAGE

Zoning	R
Proposed Use	Health Care, Industrial

TRAFFIC & FRONTAGE

Traffic Volume	5,215 on Triangle Rd & S Triangle Rd E (2022) 30,073 on Van Horne Rd & Lindstrom Dr NE (2018)
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Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	46 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (13)

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company	Blau & Berg Co. 830 Morris Tpke Short Hills, NJ 07078 (973) 379-6644 (p) (973) 379-1616 (f)
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