

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.
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
Taxes: \$ 9,837.17 (2020)
Sale Price: \$ 2,200,000.00;
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

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

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		

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	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Status	Active	Airport	45 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

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

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	\$1,700,000 (\$263.08/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Commuter Rail	10 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (59)

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

BUILDING AMENITIES

- Air Conditioning
- Central Heating
- Courtyard

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/-

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

4 Campus Dr

Hillsborough, NJ 08844 - Princeton North Submarket



LAND

Type	Commercial Land
Land AC - Gross	13.75 AC
Land SF - Gross	598,950 SF
Topography	Level
Parcels	10-00058-0000-00001-05

ZONING & USAGE

Proposed Use	Apartment Units
Approval	Approved Plan

TRAFFIC & FRONTAGE

Traffic Volume	28,655 on US Hwy 206 & Campus Dr N (2022)
	34,861 on US Hwy 206 & Ctyard Dr S (2022)

Made with TrafficMetrix Products

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 (13)

SALE

For Sale	\$5,750,000 (\$418,182/AC - \$9.60/SF)
Sale Type	Investment
Status	Active

PROPERTY CONTACTS

Sales Company



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

Property Summary Report

1000 Courtyard Dr

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1989
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	\$849,500 (\$160.19/SF)
Cap Rate	7.21%
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

- * Meticulously maintained
- * Completely renovated and fully furnished
- * Great location on Rt 206N few minutes from major highways
- * Beautiful stand alone building in The Courtyard for investment or owner-use

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)
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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 (34)

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)
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Property Summary Report

603A Omni Dr

Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	Office Condo
Tenancy	Single
Year Built	1985
Year Renov	2021
RBA	1,152 SF
Stories	1
Typical Floor	1,152 SF

LAND

Zoning	C 1
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SALE

For Sale	Condo - \$223,500 (\$194.01/SF)
Sale Type	Investment or Owner User
Status	Active

TRANSPORTATION

Commuter Rail	6 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	43 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (39)

PROPERTY CONTACTS

Sales Company



Boniakowski Commercial Real Estate Group
929 N Washington Ave
Green Brook, NJ 08812
(732) 968-0700 (p)
(732) 968-7974 (f)

Property Summary Report

111 Raider Blvd



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office
Year Built	2002
RBA	34,000 SF
Stories	1
Typical Floor	34,000 SF

LAND

Land Acres	8.87 AC
Zoning	GB
Parcels	10-00200-02-00002-01

SALE

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

TRANSPORTATION

Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (45)

TENANTS

Hillsborough Cinemas	10,000 SF
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PROPERTY CONTACTS

Sales Company	Tri State Commercial
	1000 34 Rt
	Matawan, NJ 07747
	(732) 778-1634 (p)
	(732) 566-9311 (f)

SALE HIGHLIGHTS

- Movie Theater, Development Opportunity, Retail, Office, Medical, Single Family Residential, Recreation

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	43 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

- 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
- LOCATED JUST NORTH OF QUICK CHEK ON NORTH BOUND SIDE OF ROUTE 206.
- 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).
- SHARED DRIVEWAY ACCESS EASEMENT TO OPIE ROAD ALLOWING RTE 206 ACCESS & OPIE ROAD ACCESS.
- 2.25-2.4 ACRES OF PRIME REAL ESTATE LOCATED IN THE HIGHWAY SERVICE (COMMERCIAL) ZONE.
- EXCELLENT ROUTE 206 FRONTAGE & VISIBILITY.

Property Summary Report

301-302 Towne Centre Dr



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	2 Star Office Condo
Year Built	1996
RBA	6,632 SF
Stories	2
Typical Floor	3,316 SF
Construction	Wood Frame

LAND

Zoning	H00, Hillsborough
Parcels	10-00199-0000-00002-0000-C0301

SALE

For Sale	Condo - \$566,400 (\$160.00/SF)
Sale Type	Investment or Owner User
Status	Under Contract

TRANSPORTATION

Commuter Rail	8 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	42 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (44)

TENANTS

Towne Centre Family Care	1,500 SF
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PROPERTY CONTACTS

Sales Company	Deluccia Commercial Group/Berkshire Hathaway NJ	Recorded Owner	Siegrist Enterprises Llc
 	1996 Washington Valley Rd Martinsville, NJ 08836 (732) 469-1515 (p) (732) 748-1176 (f)		1 Fieldpointe Dr Branchburg, NJ 08876

BUILDING NOTES

Property Description: Office Condominium

Property Use Description: Office Condominium

Property Summary Report

170 Us Highway 206

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type	2 Star Industrial Warehouse
Tenancy	Multi
Year Built	1970
RBA	13,200 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	18.5%
Rent	Withheld - CoStar Est. Rent \$9 - 12 (Industrial)

Industrial Avail 10,760 SF

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 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

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

Last Sale

Sold Price	\$840,000 (\$63.64/SF)
Date	Aug 2017
Sale Type	Investment

TRANSPORTATION

Parking	25 available (Surface);Ratio of 1.89/1,000 SF
Commuter Rail	5 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	44 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (22)

TENANTS

Atlantic Janitorial	-	Darby Litho	-
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PROPERTY CONTACTS

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

- Mezzanine
- Skylights
- Signage

POWER & UTILITIES

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

Property Summary Report

884 US Highway 206



Hillsborough, NJ 08844 - Somerset Submarket

SALE HIGHLIGHTS

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

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	Fir 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

Flemington, NJ 08822

(908) 782-6850 (p)

(908) 782-2147 (f)

Somerville, NJ 08876

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.

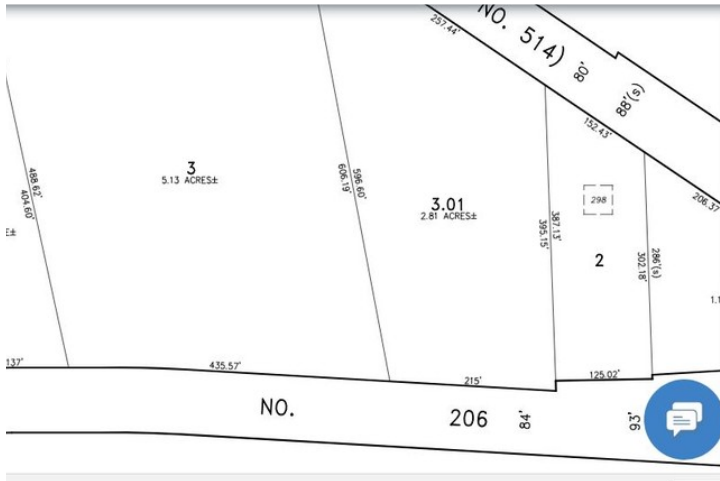
Why Rent? Own & Invest in your future. Currently configured with 4 offices, large conference room (could be split into 2 offices), welcome/waiting area, receptionist area, handicapped accesible bathroom, & Break/Computer room. Rough plumbing in place for quick & easy conversion to Medical use. Childcare 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	41 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)
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Recorded Owner	Cp East Brunswick Inc
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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	Under Contract

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

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

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 (20)

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)

SALE HIGHLIGHTS

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

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

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

SALE

For Sale	Price Not Disclosed
Sale Type	Investment
Status	Active

CURRENT CONDITION

Grading	Raw land
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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)

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

1188 Millstone River Rd



Hillsborough, NJ 08844 - Princeton North Submarket



BUILDING

Type	3 Star Retail
Tenancy	Single
Year Built	1975
GLA	10,530 SF
Stories	2
Typical Floor	5,265 SF

LAND

Parcels	10-00183-01-00041
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TENANTS

Fenn's Flower Barn & Greenhouses	-
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SALE

For Sale	\$1,500,000 (\$142.45/SF)
Sale Type	Investment or Owner User
Status	Active
Last Sale	
Sold Price	\$655,000 (\$62.20/SF)
Date	Nov 2005
Sale Type	Owner User
Financing	Down Payment of \$130,022 (19.85%) 1st Mortgage

TRAFFIC & FRONTAGE

Traffic Volume	16,573 on Millstone River Rd & Franklin Dr N (2018) 17,946 on Millstone River Rd & Plumstead Way SE (2022)
Frontage	130' on Millstone River Rd

Made with TrafficMetrix Products

TRANSPORTATION

Commuter Rail	11 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	47 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (9)

PROPERTY CONTACTS

Sales Company	Jack Pedersen Realty 30 S Plainfield Ave South Plainfield, NJ 07080 (908) 755-8300 (p) (908) 755-8310 (f)	Property Manager	Fenn's Flower Barn & Greenhouses 1188 Millstone River Rd Hillsborough, NJ 08844 (908) 359-3366 (p)
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BUILDING NOTES



Property Summary Report

1188 Millstone River Rd



Hillsborough, NJ 08844 - Princeton North Submarket

Nursery/Florist business with 12,430 Sq. Ft. of buildings, including a house, barn, 2 greenhouses and florist shop. Near shopping, golf course, airfield, on moderately well traveled road.

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, Electricity, 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 (28)

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

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

SALE

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

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

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	39 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (27)

PROPERTY CONTACTS

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

SALE HIGHLIGHTS

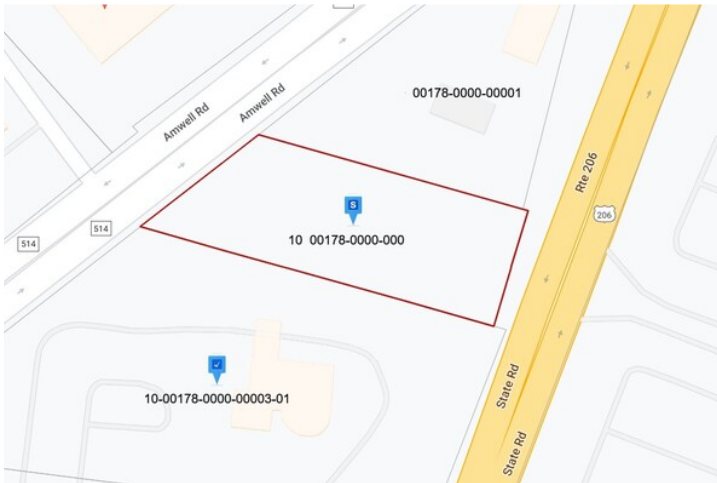
- Zoned commercial property. Broad Uses. Additional land might be available, sewer water, 2 curb cuts.

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

284 Sunnymeade Rd

Hillsborough, NJ 08844 - Somerset Submarket



BUILDING

Type	2 Star Industrial Manufacturing
Tenancy	Single
Year Built	1990
RBA	6,000 SF
Stories	2
Typical Floor	5,000 SF
Ceiling Ht	27'
Construction	Steel

LAND

Land Acres	3.20 AC
Zoning	L1
Parcels	10-00183-0000-00035

LOADING

Drive Ins	1 tot./12' w x 14' h	Rail Spots	None
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AMENITIES

- Air Conditioning
- Energy Performance Rating - A
- Mezzanine

POWER & UTILITIES

Power	3p
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SALE

For Sale	\$4,000,000 (\$666.67/SF)
Sale Type	Owner User
Status	Active

TRANSPORTATION

Commuter Rail	9 min drive to Somerville Commuter Rail (Raritan Valley Line)
Airport	45 min drive to Trenton Mercer Airport
Walk Score	Car-Dependent (2)

TENANTS

Lineage Logistics	6,500 SF
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PROPERTY CONTACTS

Sales Company	Hutchinson Homes Real Estate 15 Cranbury Rd Princeton Junction, NJ 08550
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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 (44)

TENANTS

Acupuncture Holistic Center Llc	500 SF	Yanto Gultom	-
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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
Construction	Wood Frame

LAND

Land Acres	2.17 AC
Zoning	GB
Parcels	10-00200-02-00016

SALE

For Sale	\$599,000 (\$399.33/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	40 min drive to Trenton Mercer Airport
Walk Score	Somewhat Walkable (52)

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	Ronald and Dorothy Tobia 74 Bridgepoint Rd Belle Mead, NJ 08502

True Owner	Ronald and Dorothy Tobia 74 Bridgepoint Rd Belle Mead, NJ 08502
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SALE HIGHLIGHTS

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

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)

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 (23)

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)

Sales Company	CBRE
	100 Campus Dr
	Florham Park, NJ 07932
	(973) 966-6692 (p)
	(973) 437-2021 (f)

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 (2017)
	29,450 on Van Horne Rd & Amwell Rd SW (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	Somewhat Walkable (52)

SALE

For Sale	\$699,000 (\$162,558/AC - \$3.73/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

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
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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)

