

For Sale or Lease
+/- 19,500 on 3.62 acres
Office/Industrial Space



230 Route 206 South

Hillsborough, New Jersey

Property Features

- +/- 19,480 Sq. Ft.
 - 7,795 Sq. Ft. Showroom/Office
 - 11,685 Sq. Ft. Storage/Warehouse
- C1 Zone: Neighborhood Shopping Center District
- 615 Ft frontage Route 206
- +/- 55 Parking Spaces
- Light Intersection Accessed
- Ideal for Retail, Office, Storage



For more information:

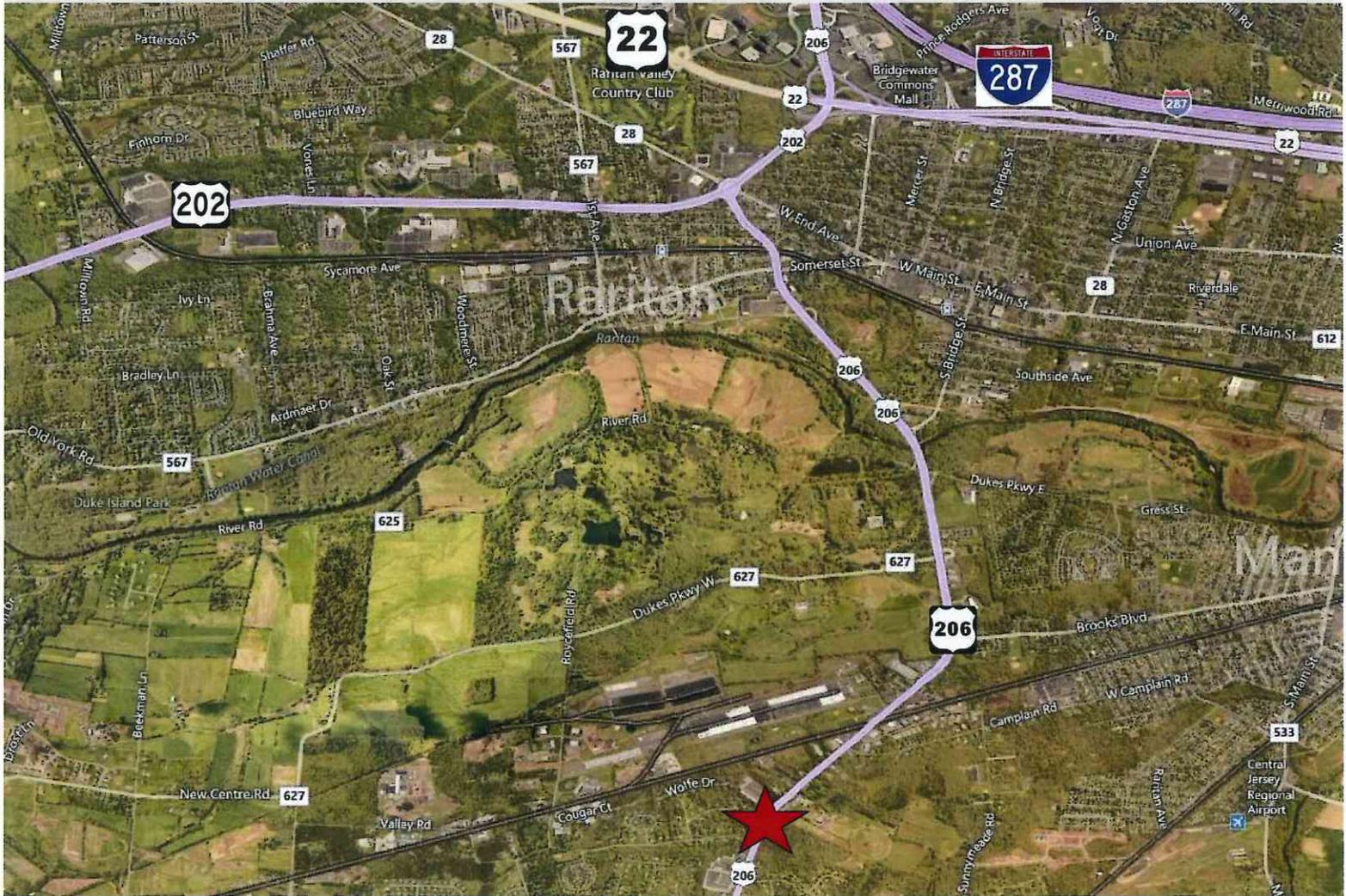
Jeffry M. Jones, Vice President

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Tom Kirczow, Sr. Vice President

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For Sale or Lease
230 Route 206 South
Hillsborough, New Jersey



Permitted Uses:

- Restaurant with Drive-Through
- Child or Adult Day Care Center
- Gas Station (conditional use)
- Convenience Store
- Retail
- Office

Traffic Count: 31,580 cars/day

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342 South Branch Road

Hillsborough, New Jersey

Property Features

- C1 Zone: Neighborhood Shopping Center District
- Permitted Uses:
 - Restaurant with Drive-Through
 - Child or Adult Day Care Center
 - Gas Station (conditional use)
 - Convenience Store
 - Retail
 - Office
- Flat Topography
- 4.7 Acres



For Further Information
Please Contact Exclusive Brokers

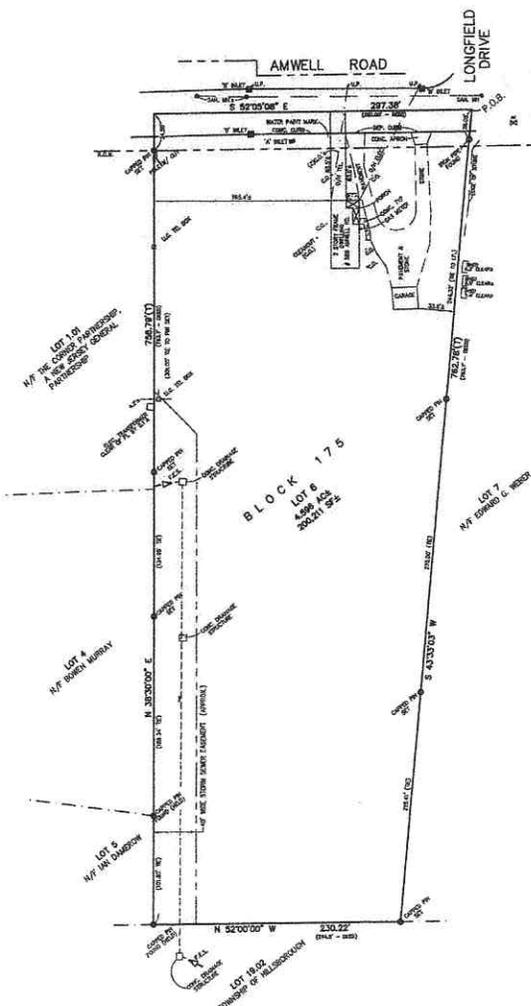
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For Sale or Lease
 +/- 4.7 Acres



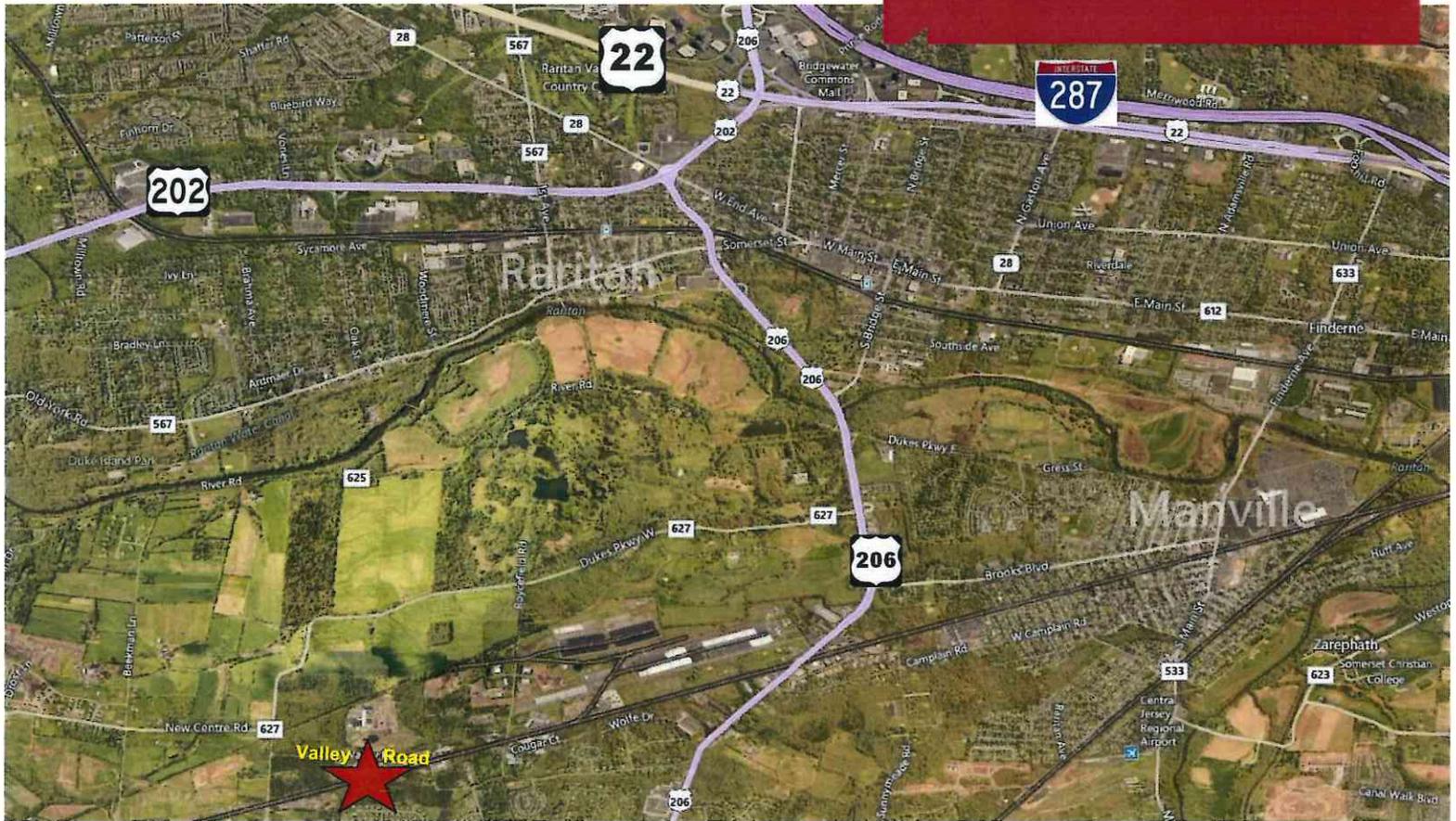
Area Demographics		
	3 miles	5 miles
2014 Population	31,222	82,487
2014 Total Households	11,286	30,236
Avg. Household Income	\$103,452	\$97,212

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For Sale or Lease
+/- 12 Acres
Industrial Land



340 Valley Road

Hillsborough, New Jersey



Property Features

- +/- 900' of Frontage
- Zoned: GI – General Industrial
- Adjacent to rail with access possible
- Flat topography

For more information:

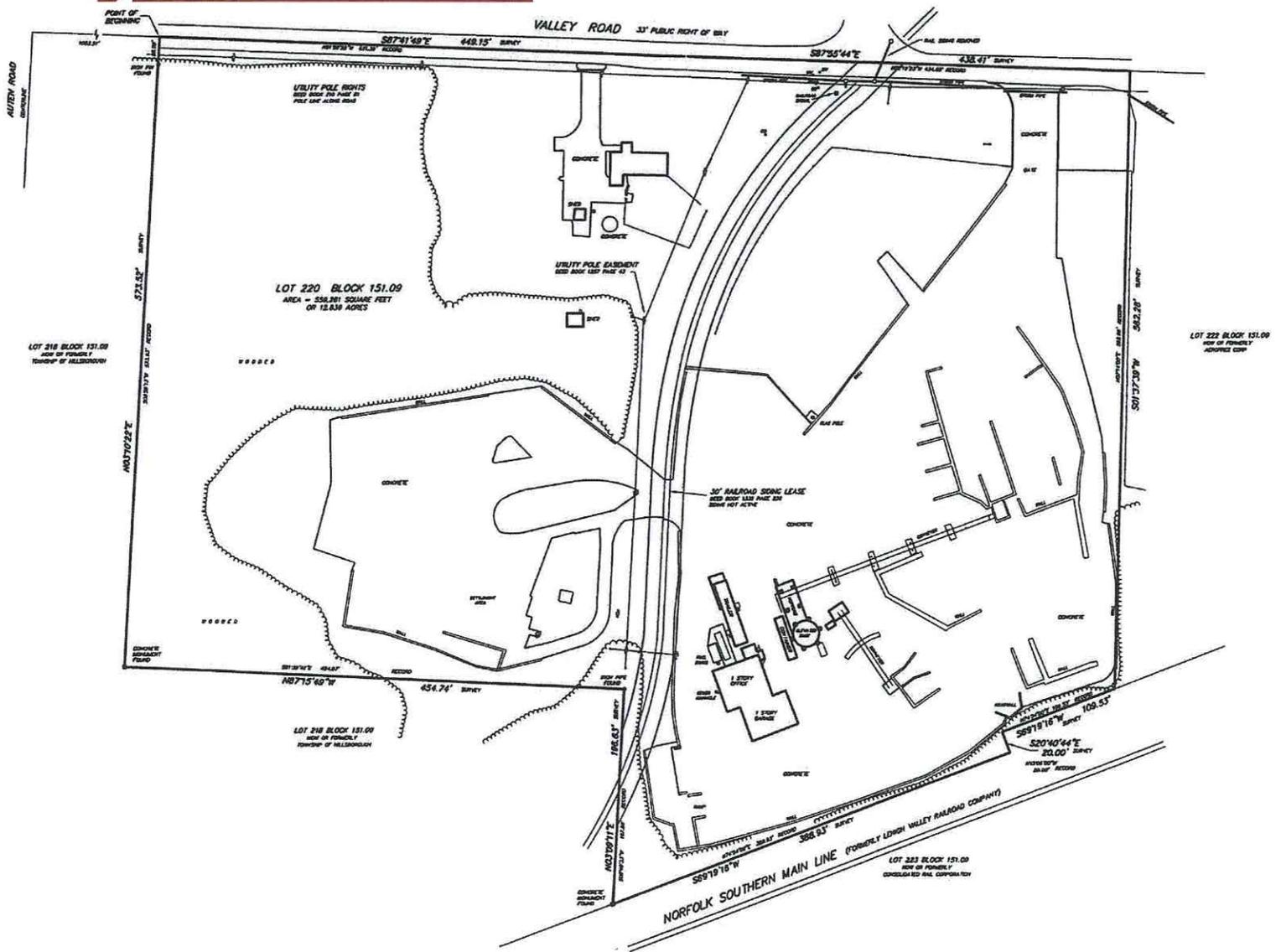
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For Sale or Lease
 340 Valley Road
 Hillsborough, New Jersey



Allowed Uses:

- Warehousing, Shipping and Receiving
- Manufacturing Facility
- Outside Manufacturing
- Adult Day Care/Childcare
- Recreation
- Contractors Facilities
- Outdoor Storage

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