



1124 Route 31  
Clinton Township, NJ  
Land for Sale

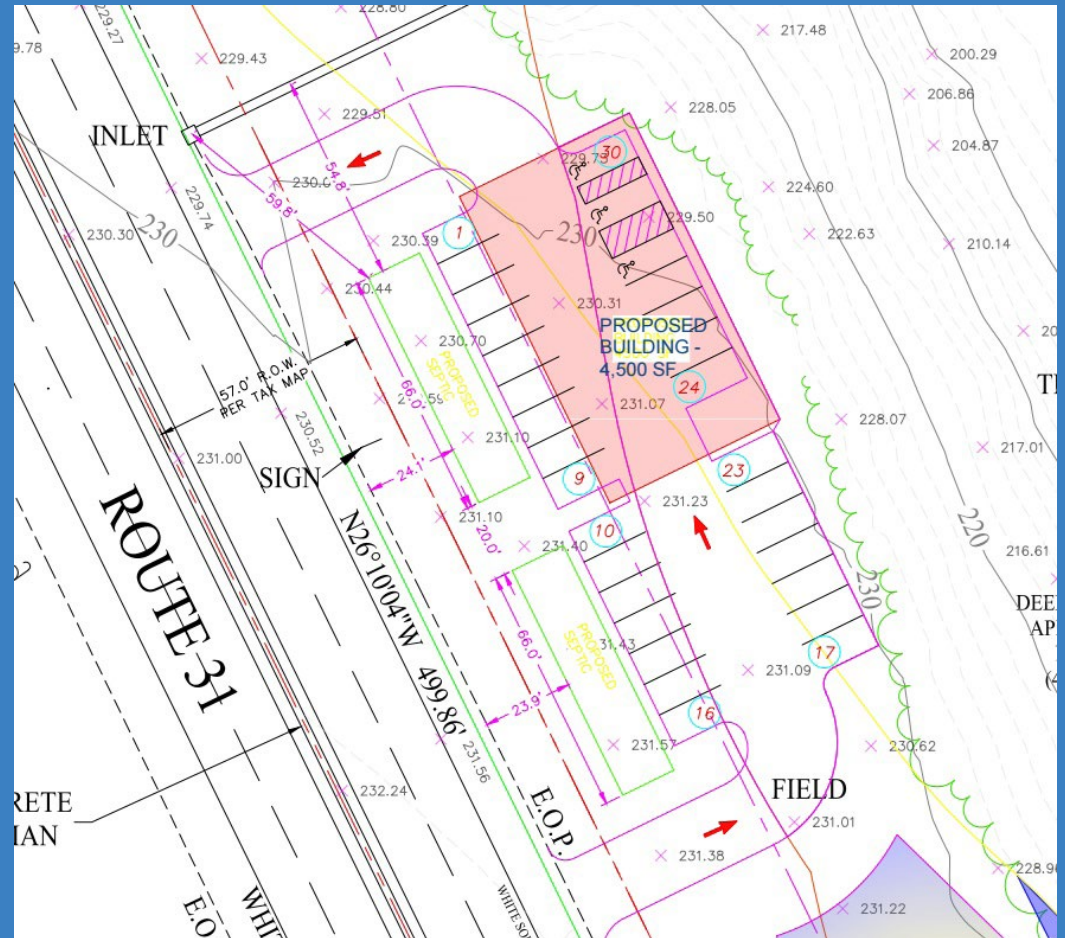
**NEWMARK**  
ASSOCIATES

# Route 31 Development Site with Concept Plans & Wetlands Approved

## Property Features

- +/- 5 Acres of Land
- Strong Route 31 Visibility & Direct Access
- Ownership Pursuing Final Approvals for +/- 4500 sf Shell Building
- +/- 500 ft of Road Frontage
- NJDEP Wetlands Delineation Completed
- Traffic Counts of Approximately 25,000+ Vehicles Per Day
- OB-1 Zoning - Permitting Office, Medical/Laboratory, and Professional Uses
- [Click for Zoning](#)

**Asking Price: \$895,000**



Architect's Sketch

**DENNIS GIAMMETTA**

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