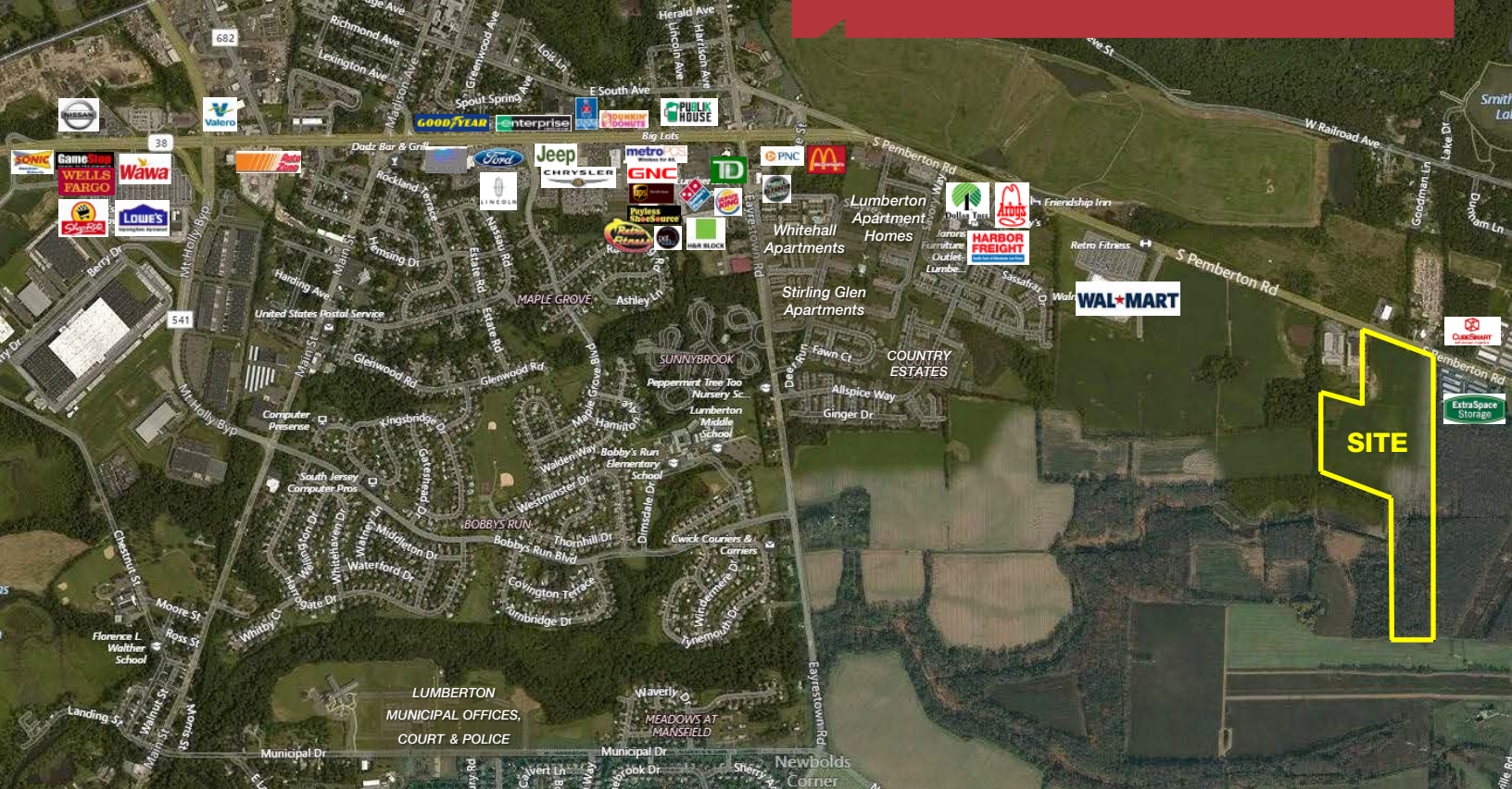


For Sale or Build to Suit  
**62 Acres Total**  
**Zoned General Business**



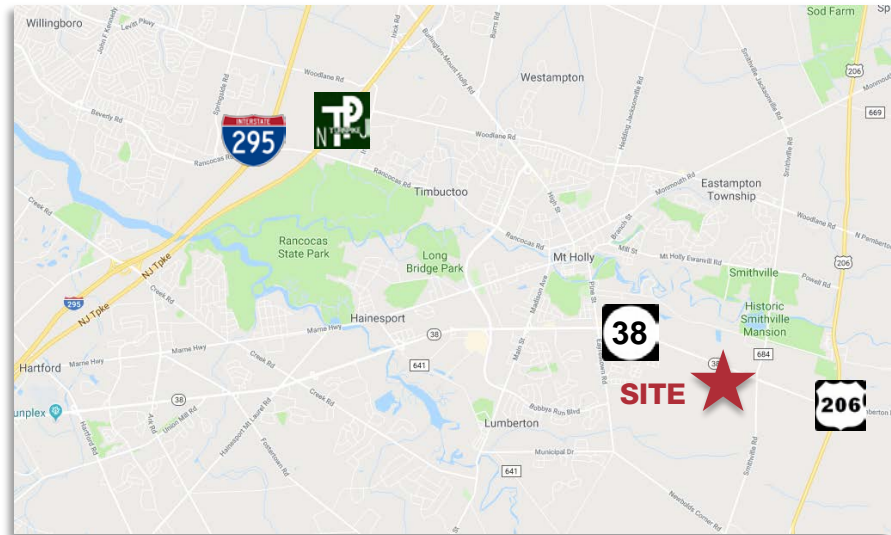
## Route 38

Lumberton  
 Burlington County, New Jersey

### Property Features

- +/- 62 Acres
- +/- 26 Acres Usable
- Zoned GB – General Business

**Sale Price \$2,200,000.00**



For More Information Please Contact  
 Exclusive Broker:

**Marc L. Shein, Sr. Vice President**

732 839 3331 • [mshein@naidb.com](mailto:mshein@naidb.com)

1315 Stelton Road  
 Piscataway, New Jersey 08854  
 732 985 3000

[naidb.com](http://naidb.com)

FOR SALE  
Route 38 (Block 22 Lot 9)  
Lumberton, NJ

## Zoned GB – General Business District

Permitted principal uses shall be:

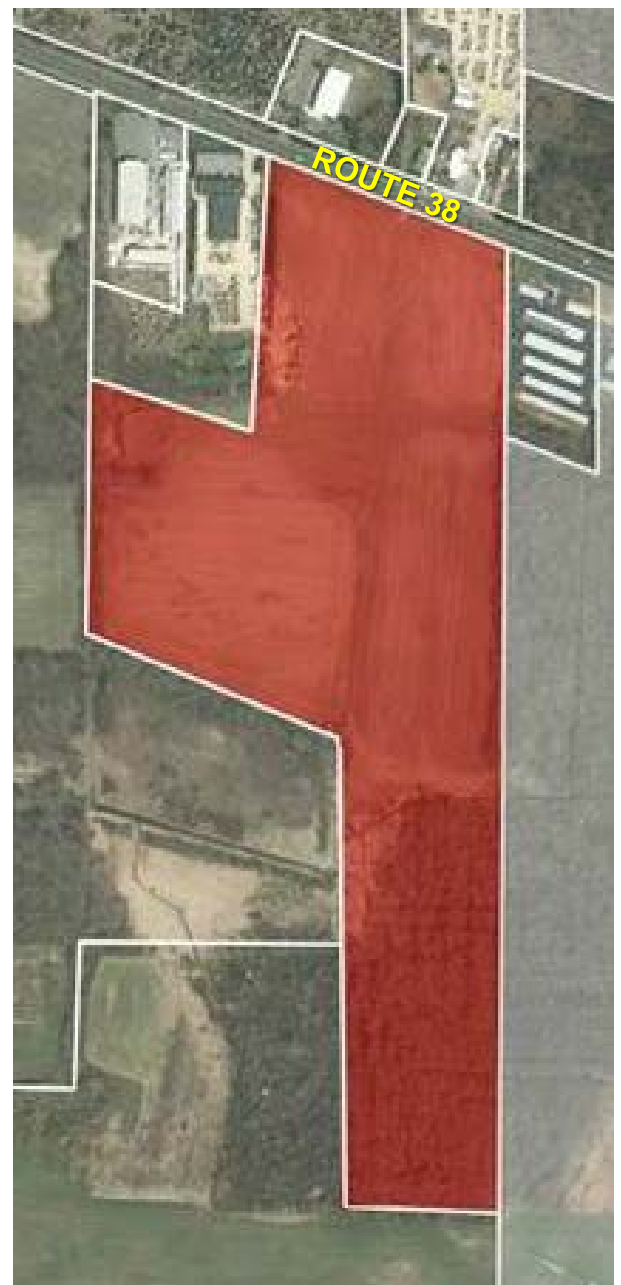
- [\(a\)](#) Office buildings.
- [\(b\)](#) Restaurants.
- [\(c\)](#) Hospitals.
- [\(d\)](#) Utilities.
- [\(e\)](#) Community/power retail center establishments.
- [\(f\)](#) Movie theater.
- [\(g\)](#) Mortuary.
- [\(h\)](#) Car wash.
- [\(i\)](#) Nightclub.
- [\(j\)](#) Bowling.
- [\(k\)](#) Lumberyard.
- [\(l\)](#) Motel.
- [\(m\)](#) Shopping center.
- [\(n\)](#) The retail sale of consumable products, wearing apparel, pharmaceuticals and general merchandise.
- [\(o\)](#) Personal service facilities, such as:
  - [\[1\]](#) Office.
  - [\[2\]](#) Financial institution.
  - [\[3\]](#) Medical center.
  - [\[4\]](#) Day-care center.
- [\(p\)](#) Auto/truck sales.
- [\(q\)](#) Auto parts.
- [\(r\)](#) Warehouse, shipping and receiving.
- [\(s\)](#) Manufacturing, fabrication and assembly.
- [\(t\)](#) Businesses involving the sale, distribution, lease, repair and servicing of farm-related industrial and commercial equipment and machinery.

Permitted accessory uses shall be:

- [\(a\)](#) Off-street parking and loading.
- [\(b\)](#) Supply and equipment storage.
- [\(c\)](#) Cafeteria.
- [\(d\)](#) Private garages incidental to the business conducted thereon.
- [\(e\)](#) Temporary outdoor displays contained in tents or tent-like structures in accordance with the provisions of § [130-23G](#) of the Code.

Conditional uses shall meet the standards set forth in § [130-4](#) and shall be:

- [\(a\)](#) Service stations.



For more information:

**Marc L. Shein**  
**Senior Vice President**  
732 839 3331  
mshein@naidb.com