



Ideal Property

— just waiting for —

Lease or Investment



Contact Us —
Sue Clerico

CALL
908-507-9608

VISIT
2 Clerico Lane,
Hillsborough NJ
08844

EMAIL
info@carriagefarm.com

Website: www.CarriageFarm.com

Property Features

SQUARE FOOTAGE:

60,000+

Approved for Future Development

Lot Size | 19 Acres

Parking | 130 Spaces

Utilities

City water and sewer, natural gas, geothermal HVAC in office, 20kw solar voltaic system, 3 phase, 480/208 volts electric

Zoning | Corporate Development Zone Gateway C Zone

Taxes | \$70,000/year

Location | Route 514, Hillsborough, NJ
.5 miles from Town Center

Vehicles/Day | 30,000

Office Features

High efficiency building systems, handicap access, elevator, high speed internet, flexible floor plan, individual temperature controls, operable windows, locker and shower facilities

Warehouse Features

12 BAYS | DRIVE INS 10'X14' | CLEAR SPAN 19'

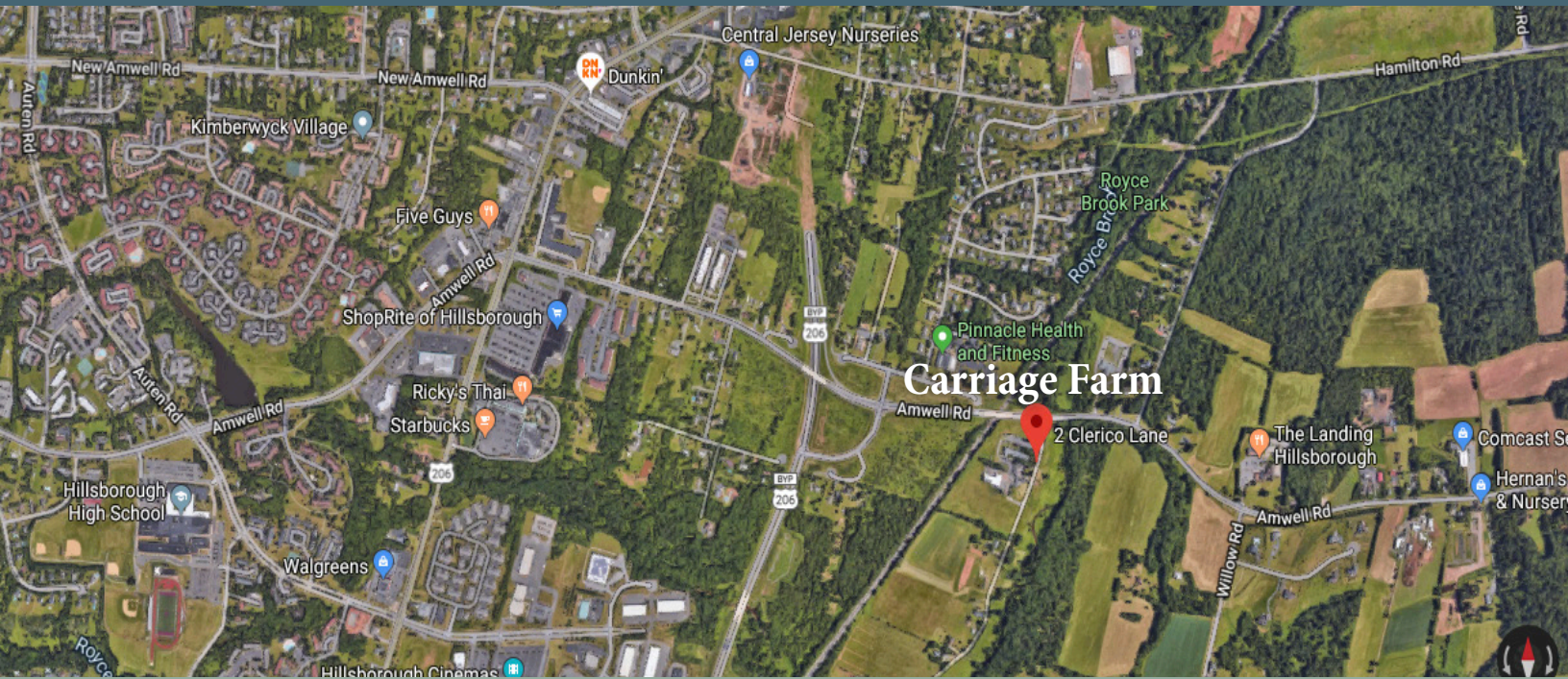
Existing SF

OFFICE BUILD- | 20,000 SF

WAREHOUSE | 12,000 SF

MICROBREWERY | 5,000 SF (Under Development)

2 Clerico Lane, Hillsborough NJ – Frontage on County Route 514



Ideal for Office, Medical, R&D, Daycare and Restaurant



- 5 miles South of Somerville
- 12 Miles West of New Brunswick
- 10 Miles North of Princeton
- 12 Miles East of Flemington
- 50 miles from New York and Philadelphia

CARRIAGE FARM

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