

# PRIME ROM-4 ZONED DEVELOPMENT OPPORTUNITY

5 ACRES  
AVAILABLE  
FOR SALE



## 834 VILLAGE ROAD W WEST WINDSOR TOWNSHIP, NJ

**Andrew Koller**  
Senior Advisor  
610.505.5504  
Andrew.Koller@wolfcre.com

**Corey Hassman**  
Senior Advisor  
856.261.5812  
Corey.Hassman@wolfcre.com



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. This article is for informational purposes only.



**Wolf Commercial Real Estate**  
**www.WolfCRE.com**





## PROPERTY DESCRIPTION

**Location:** 834 Village Road W  
West Windsor Township, NJ

**Parcel Size (AC):** 5.02 acres

**Sale Price:** \$1,750,000

**Zoning:** ROM-4

## PROPERTY AREA/HIGHLIGHTS

- Ideal for Office Campuses, R&D Facilities, Limited Manufacturing / Light Industrial, Technology & Data Centers, Agricultural land
- Directly off Quakerbridge Rd & Village Rd W (31,621 VPD)
- Minutes from:
  - I-295 (>2 Mi)
  - Quaker Bridge Mall (1.2 Mi)
  - Rt 1 (1.8 Mi)
  - Hamilton Train Station (3 Mi)
  - Rt 130 (~6 mi)

## RETAIL MAP



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. This article is for informational purposes only.

**PROPERTY DEMOGRAPHICS**

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
POPULATION 2024	5,877	38,005	131,913
HOUSEHOLDS 2024	2,229	14,238	49,338
AVG HH INCOME	\$142,523	\$151,305	\$143,548
MEDIAN HOME VALUE	\$335,950	\$380,533	\$369,553
MEDIAN AGE	35.9	41.6	42.8
BACHELORS DEGREE OR HIGHER	70%	66%	56%
TOTAL DAYTIME EMPLOYEES	1,616	31,324	96,645

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. This article is for informational purposes only.

## PROPERTY ZONING

### § 200-215 ROM-4 Industrial District (research, office, limited manufacturing) use regulations.

A. Permitted uses. In an ROM-4 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses, and all such uses shall be subject to the performance standards set forth in Part 1, Site Plan Review, of this chapter:

- (1) Research, testing, analytical and product development laboratories not involving the manufacturing, sale, processing, warehousing, distribution or fabrication of material, products or goods, except as incidental to the principal permitted uses.
  - (2) General, corporate, administrative and professional offices.
  - (3) Computer centers.
  - (4) Commercial recreation facilities within an existing or former warehouse building.
- [Added 8-25-2014 by Ord. No. 2014-16[1]]

[1] Editor's Note: This ordinance also provided for the renumbering of former Subsection A(4) through (7) as Subsection A(5) through (8), respectively.

- (5) All farm and agricultural uses permitted in residential districts in accordance with provisions set forth in Article XXXI of this Part 4.
- (6) Accessory uses and accessory buildings on the same lot and within the same zoning district with and customarily incidental to any of the permitted principal uses, which may include but may not be limited to:
  - (a) A restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use.
  - (b) In-service training schools for employees.
  - (c) Custodial living quarters.
  - (d) Indoor and outdoor recreation facilities, provided that all such accessory buildings and uses shall be planned as an integral part of the principal use development.
  - (e) Assembly halls for meetings incidental to the business of the principal use.
  - (f) Maintenance, utility and storage facilities incidental to the principal use, provided that they are in fully enclosed buildings.
- (7) Building structures and uses owned or operated by the Township of West Windsor.
- (8) Limited manufacturing.

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. This article is for informational purposes only.



## PROPERTY ZONING

B. Conditional uses. In an ROM-4 District, the following uses may be permitted as conditional uses:

- (1) Transmission lines, transmitting and receiving antennas or aerials subject to the special requirements contained in Article XXVIII, § 200-156B, of this Part 4.
- (2) Public utilities (e.g., electric, gas, telephone, water, sewer, etc.) substation, electric and gas facilities, subject to the requirements contained in Article XXVIII, § 200-156B, of this Part 4.[2]

[2] Editor's Note: Former Subsection B(3), concerning billboards, added 10-15-1996 by Ord. No. 96-25, as amended 12-15-1997 by Ord. No. 97-27, which immediately followed this subsection, was repealed 5-1-2000 by Ord. No. 2000-07.

§ 200-216

ROM-4 District bulk and area regulations.

The following shall be the standards for the ROM-4 District:

- A. Minimum lot area: five acres.
- B. Minimum lot frontage: 300 feet.
- C. Minimum lot width: 350 feet.
- D. Minimum lot depth: not applicable.
- E. Minimum yards:

(1) Front yard: 125 feet, with a seventy-five-foot landscape area at the street right-of-way.

(2) Rear yard: 40 feet.

(3) Side yard. There shall be two side yards with a minimum of 40 feet each.

(4) Yards abutting residential districts. The above yards, including the landscape transition buffer and screen requirements, shall be increased by 20 feet in those instances where they abut, in whole or in part, a residential district or lot line.

F. Maximum FAR. The maximum permitted FAR shall be allowed to vary according to the following schedule, depending on the intended use and building height:

Uses in	Maximum FAR
One-story buildings	0.22
Multistory buildings	0.30

G. Maximum improvement coverage: 50%.

H. Maximum building height: three stories, but not to exceed 45 feet.

**Link to Zoning Information:** <https://ecode360.com/8065799#8065989>

The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice. This article is for informational purposes only.

834  
VILLAGE  
RD W  
WEST

**Andrew Koller**  
Senior Advisor & Analyst  
610.505.5504  
andrew.koller@wolfcre.com

**Corey Hassman**  
Senior Advisor  
856.261.5812  
corey.hassman@wolfcre.com

WCRE - WOLF COMMERCIAL REAL ESTATE

1 HOLTEC DRIVE - SUITE G100 **MARLTON, NJ** 08053  
100 N 18TH STREET- SUITE 300 **PHILADELPHIA, PA** 19103  
745 5TH AVENUE - SUITE 500 **NEW YORK, NY** 10151

NJ: (856) 857-6300 | PA: (215) 799-6900 | NYC: (212) 784-6711



Although information has been obtained from sources deemed reliable, neither Owner nor WCRE makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor WCRE accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.