

FOR LEASE

11,466 SF

MEDICAL | OFFICE | RETAIL

Multiple Units Available!

The Bridgewater Shops
1300 Prince Rodgers Ave.
Bridgewater, New Jersey



INQUIRE FOR LEASE RATES

Property Features

- Building Size: 41,606 SF
- Available Space: 11,466 SF
 - Unit 1301: 1,370 SF
 - Unit 1311: 3,849 SF (Two Floors)
 - Unit 1323-1325: 2,704 SF (Avail. 7/1/23)
 - Unit 1330: 1,783 SF *Lease Pending*
 - Unit 1337: 1,760 SF *Lease Pending*
- Ample Parking
- Easy Access to Route 287

 For more information



TEAM LIZZACK-HORNING

Darren M. Lizzack, MSRE
Vice President






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Randy Horning, MSRE
Vice President

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NAI James E. Hanson

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOLLOW US!      | NJ Offices: Teterboro | Parsippany | naihanson.com | Member of NAI Global with 300+ Offices Worldwide

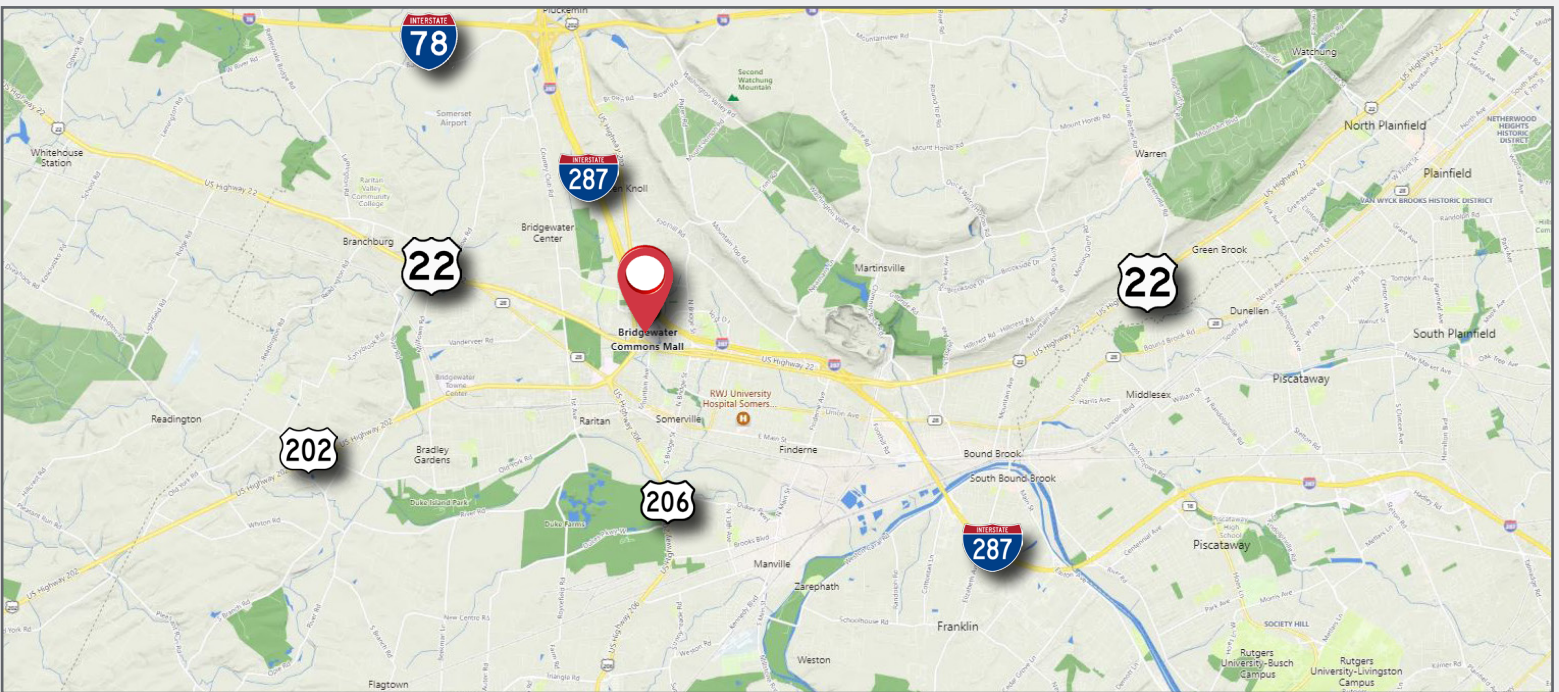
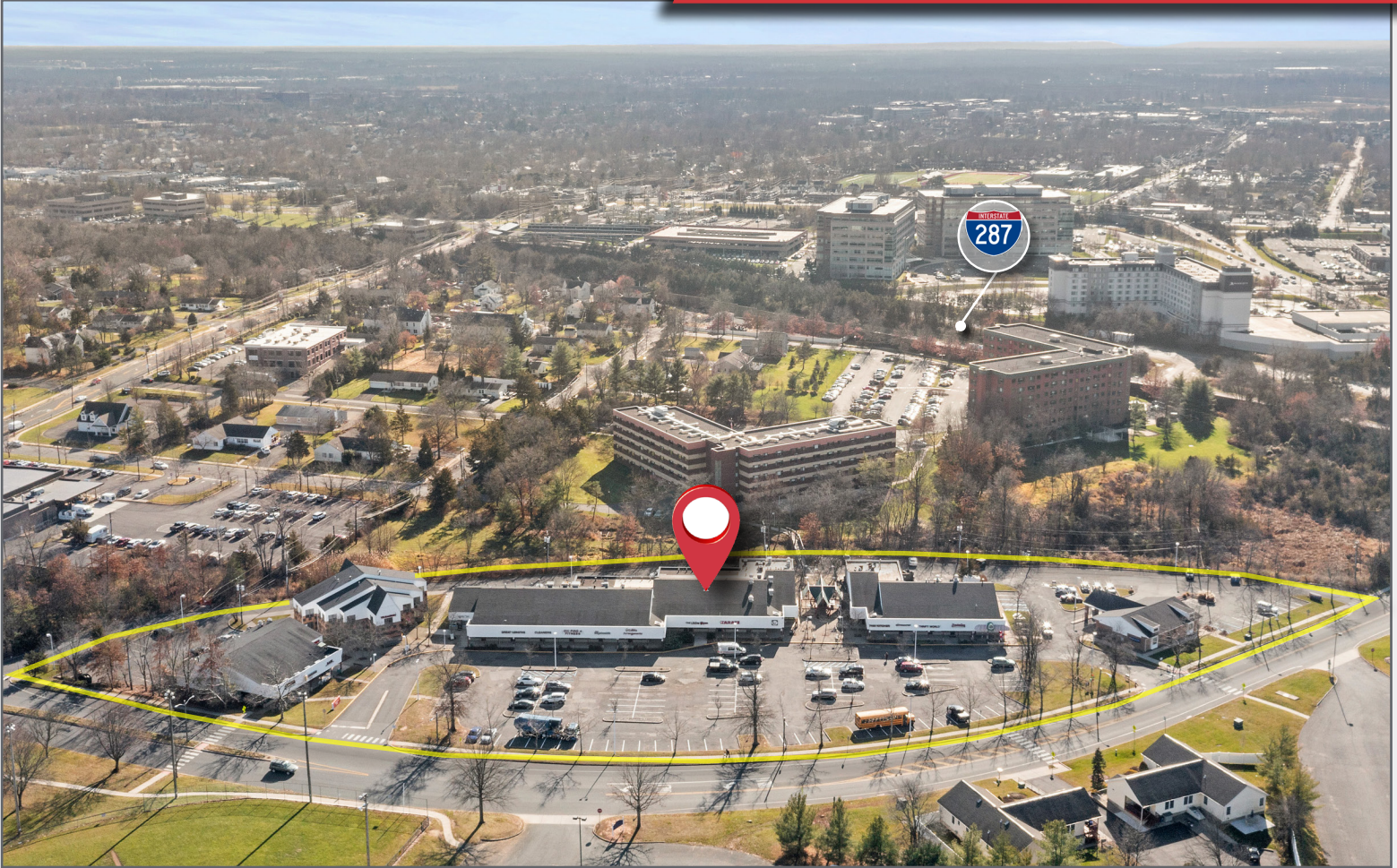
SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

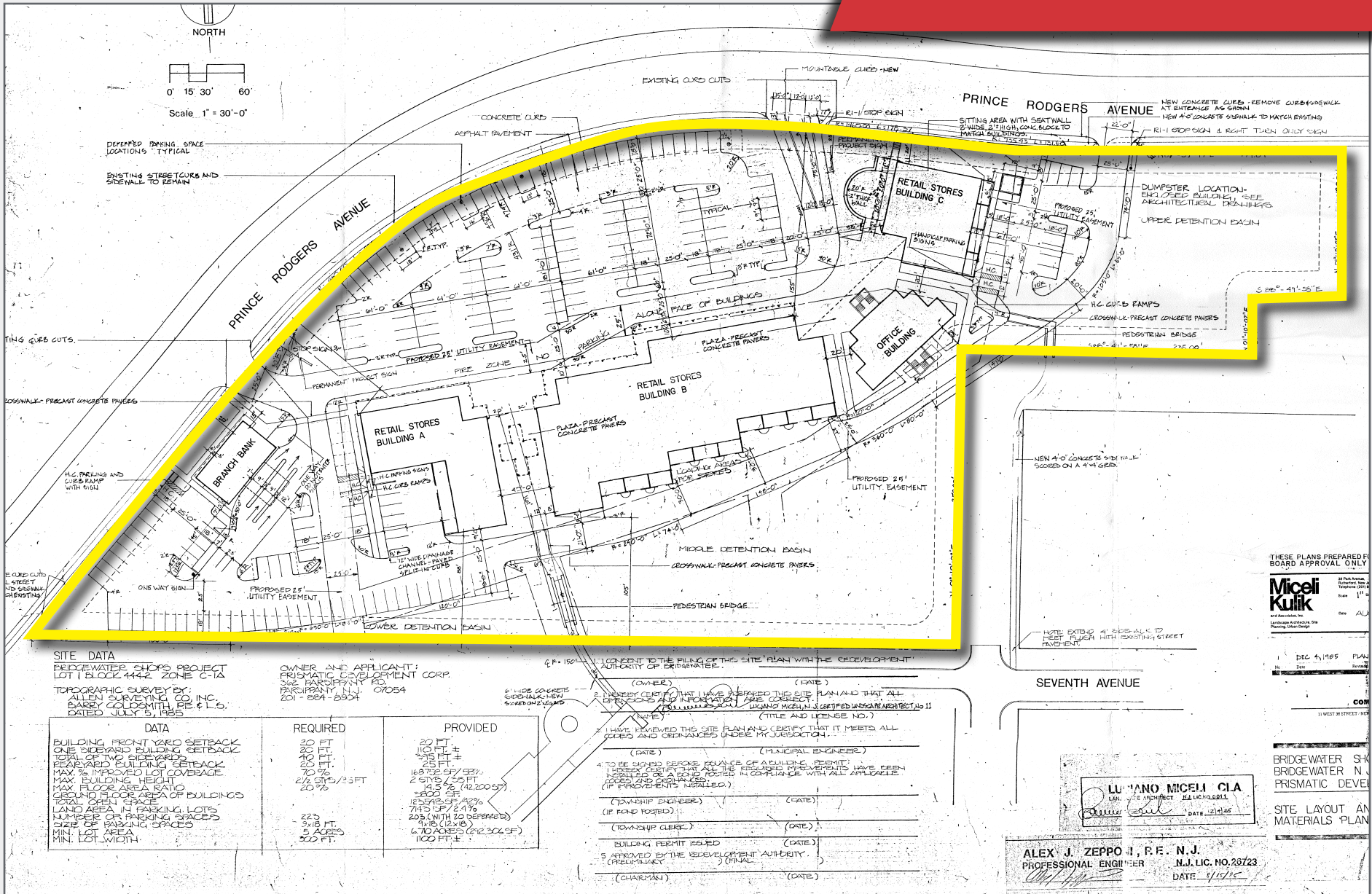
AERIAL & HIGHWAY MAP

The Bridgewater Shops
1300 Prince Rodgers Ave.
Bridgewater, New Jersey



SITE PLAN

The Bridgewater Shops 1300 Prince Rodgers Ave. Bridgewater, New Jersey



SITE DATA
 BRIDGEWATER SHOPS PROJECT
 LOT 1 BLOCK 444-ZONE C-1A
 TOPOGRAPHIC SURVEY BY:
 ALLEN SURVEYING CO. INC.
 BARRY GOLD SMITH, P.E. & L.S.
 DATED JULY 5, 1985

OWNER AND APPLICANT:
 PRISMATIC DEVELOPMENT CORP.
 542 PARKWAY RD.
 PARLIN, N.J. 07654
 201-884-8804

DATA	REQUIRED	PROVIDED
BUILDING FRONT YARD SETBACK	20 FT.	20 FT.
ONE SIDEYARD BUILDING SETBACK	20 FT.	110 FT. ±
TOTAL OF TWO SIDEYARDS	40 FT.	215 FT. ±
REARWARD BUILDING SETBACK	20 FT.	23 FT.
MAX. IMPROVED LOT COVERAGE	70%	168,702 SF / 93%
MAX. BUILDING HEIGHT	2 1/2 STYS / 25 FT.	2 STYS / 25 FT.
MAX. FLOOR AREA RATIO	20%	14,100 SF
GRO AND FLOOR AREA OF BUILDINGS	20%	2,000 SF
TOTAL GROSS SPACE		125,000 SF ± 42%
LAND AREA IN PARKING LOTS		7,145 SF / 2.1%
NUMBER OF PARKING SPACES		205 (WITH 20 DEFERRED)
SIZE OF PARKING SPACES		5.15 (18'x18')
MIN. LOT AREA	225	6,710 ACRES (212,306 SF)
MIN. LOT WIDTH	300 FT.	1100 FT. ±

I CONSENT TO THE FILING OF THIS SITE PLAN WITH THE REDEVELOPMENT AUTHORITY OF BRIDGEWATER.

(OWNER) (DATE)

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL SPECIFICATIONS AND INFORMATION ARE CORRECT.

(ARCHITECT) (TITLE AND LICENSE NO.)

I HAVE REVIEWED THE SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

(DATE) (MUNICIPAL ENGINEER)

TO BE SIGNED BEFORE ISSUANCE OF A BUILDING PERMIT:

I HEREBY CERTIFY THAT ALL THE REQUIRED PRELIMINARY FEES HAVE BEEN RECEIVED AND PAID IN FULL IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.

(TOWNSHIP ENGINEER) (DATE)

(IF ROAD POSTED)

(TOWNSHIP CLERK) (DATE)

BUILDING PERMIT ISSUED (DATE)

APPROVED BY THE REDEVELOPMENT AUTHORITY:

(PRELIMINARY) (FINAL)

(CHAIRMAN) (DATE)

THESE PLANS PREPARED FOR BOARD APPROVAL ONLY



DEC 4, 1985 PLAN
 No. Date
 11 WEST STREET, 100

BRIDGEWATER SHOPS
 BRIDGEWATER N.J.
 PRISMATIC DEVELOPMENT

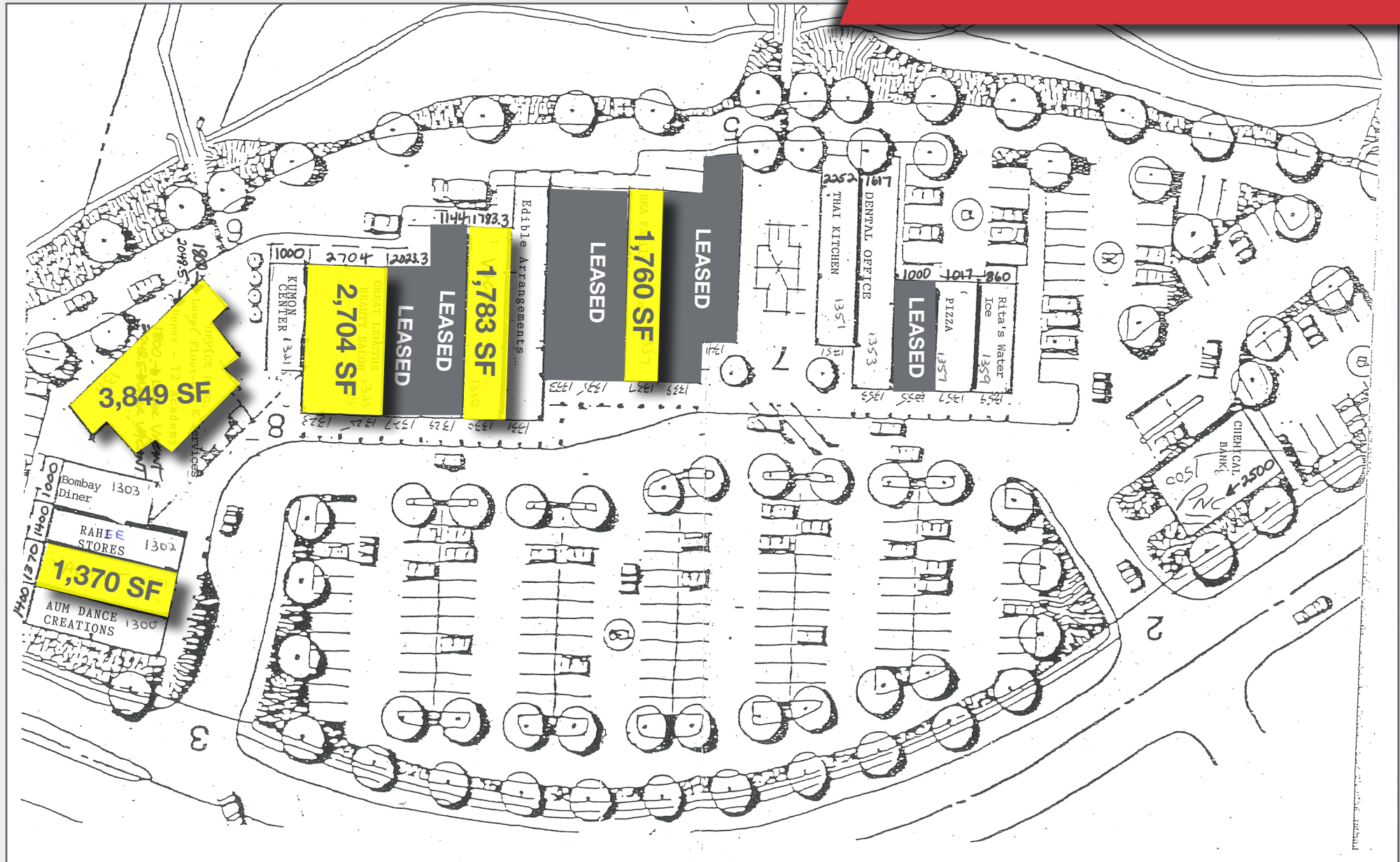
SITE LAYOUT AND MATERIALS PLAN

LUIGIANO MICELI C.I.A.
 LICENSE NO. 1441200811
 DATE 2/1/86

ALEX J. ZEPPO II, P.E., N.J.
 PROFESSIONAL ENGINEER N.J. LIC. NO. 26723
 DATE 4/1/86

LEASING PLAN

The Bridgewater Shops
1300 Prince Rodgers Ave.
Bridgewater, New Jersey



PROPERTY PHOTOS

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