



*67B Mountain Blvd, Warren Township
Somerset County, New Jersey 07059*

**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE AGENT**

Brian S. Silbert
President & CEO
908.604.6900
info@silbertrealestate.com



152 Liberty Corner Road
Suite 203
Warren, NJ 07059

Unique Owner-Occupant Opportunity 33,000 SF Office Building

PROPERTY DESCRIPTION

Silbert Realty & Management Company Inc., ("SRM") has been retained on an exclusive basis by the fee simple owner, to market for disposition Warren's largest vacant 33,000 SF class-B office building situated on 2.69 acres. Sold in 2020, the former PS&S Co. headquarters for engineering and architecture is ideally positioned within the center of the growing business district and affords quick access to major highways including I-287, I-78, State Routes 22 and 202/206.

LOT & BLOCK

Lot 2.01 / Block 74

OFFERING PRICE – REDUCED

\$4,990,000 all cash payable upon closing

REAL ESTATE TAXES

\$52,339 (2023)

PARKING

133 On-Site Parking Spaces

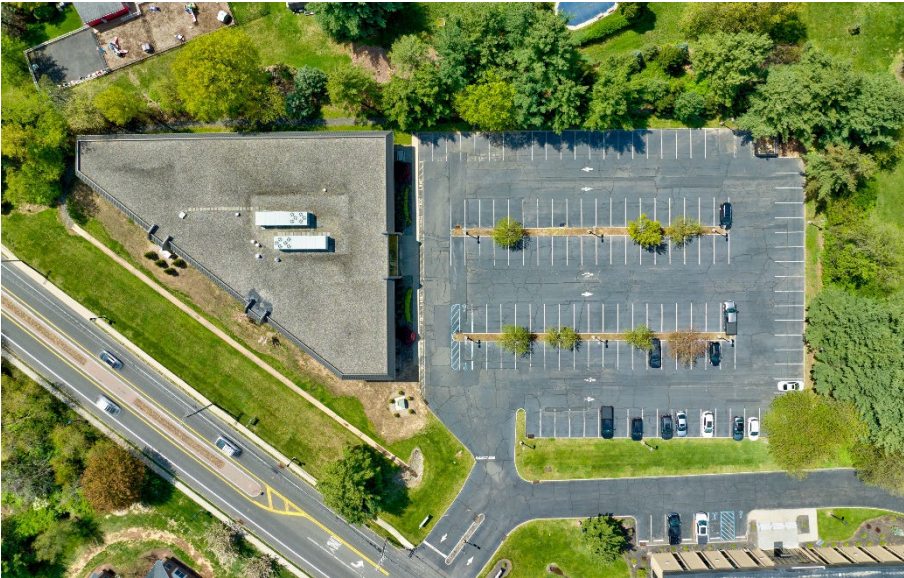
ZONING

BR-40 & BR-80 (See Attached)

UTILITIES

Electric & Gas: JCP&L
WIFI: Verizon Fios
Water: NJ American
Sewer: Warren Twp.

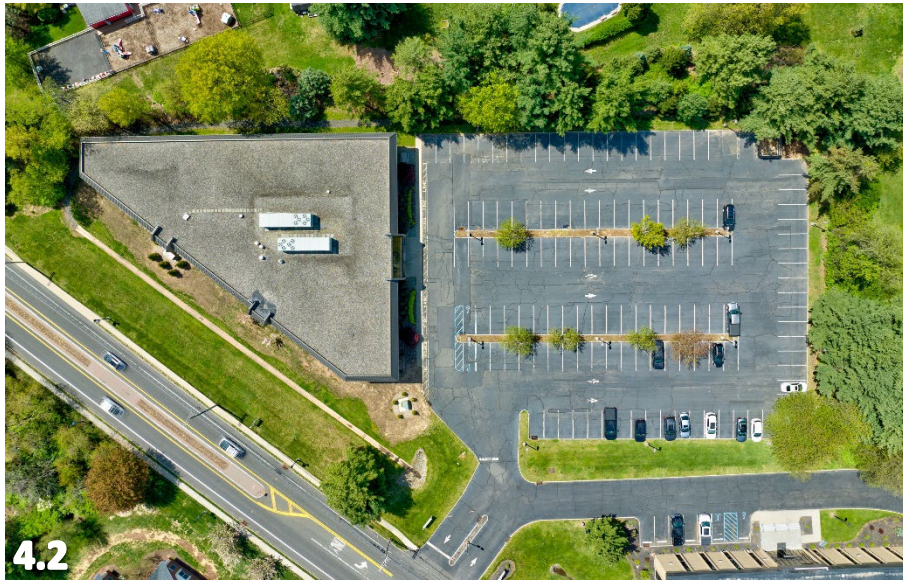
Exterior Photos



Interior Photos



Building Attributes



Plumbing & HVAC:

The building contains a total of four (4) multi-fixture bathrooms including one men's room and one ladies' room on each level. Bathroom finishes feature ceramic tile flooring and painted drywall walls. All water lines are copper with waste lines believed to be made of commercial PVC piping. HVAC is well maintained and roof mounted units.

Fire Protection:

The first and second floors are equipped with hard-wired smoke detectors connected to a central monitoring station. Additionally, the building is equipped with a security also connected to the central monitoring station, along with a card key access system.

Electrical:

The building is equipped with a 3 phase, 4 wire, 277-amp, 480-volt electric service. The electric service is more than ample for office use. Additionally, the building is equipped with gas-fired back-up generator.

Interior Finish (Pictured 4.1):

The building features a Class B level of finish featuring solid wood doors with glass inserts, good quality carpeting and acoustic panel drop ceilings with recessed florescent lighting. The majority of the building perimeter consists of private offices with the interior consisting of open and general office area. Each floor also contains a traditional conference room and reception area.

Condition:

The overall condition of the 30-year-old property is considered good with no evidence of deferred maintenance or required repairs. New landscaping was completed in 2022.

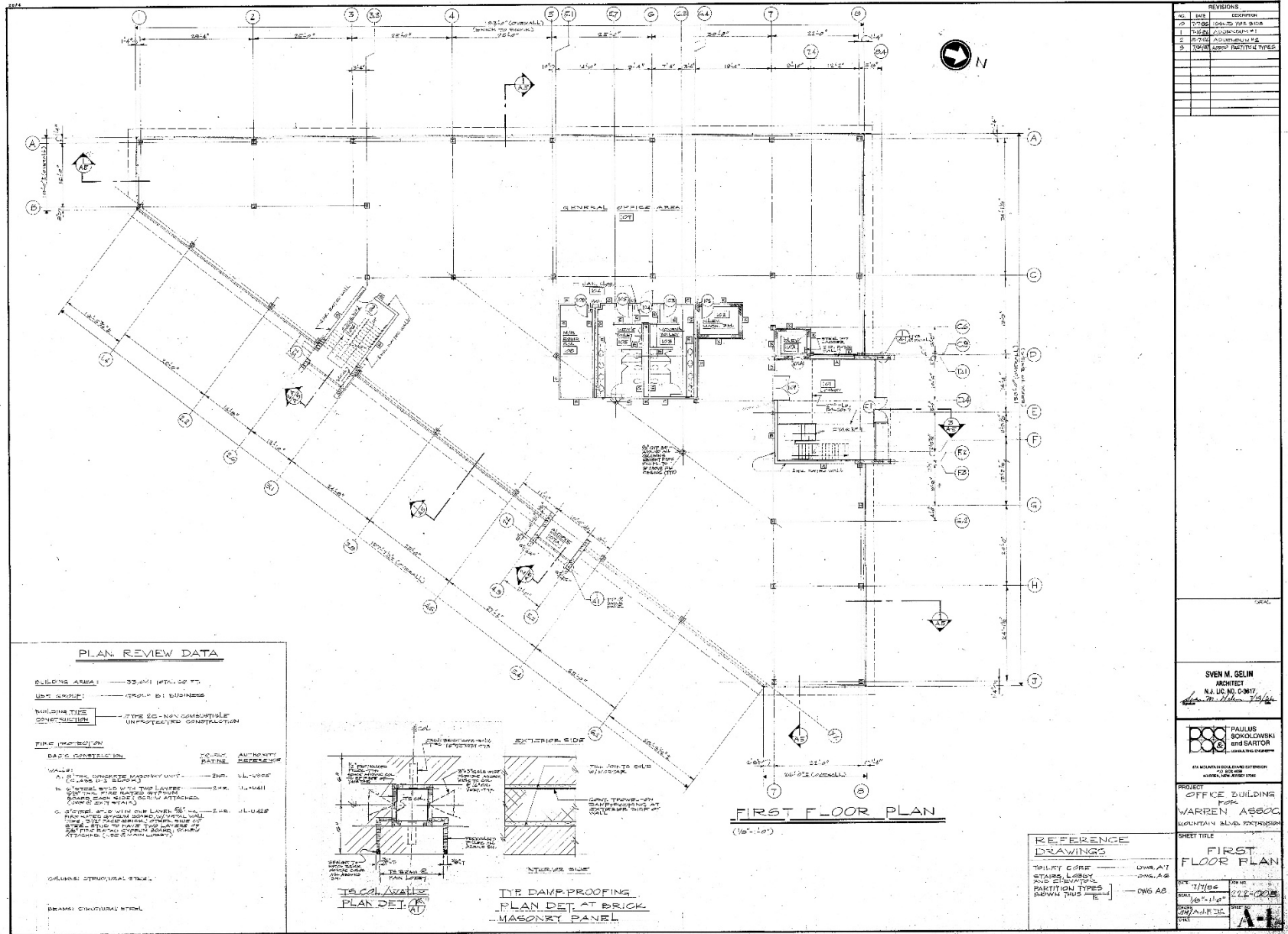
Functional:

The building's design and layout are functional for single-tenant office use, and with some modifications, could accommodate multi-tenant office use.

Parking (Pictured 4.2):

133 onsite parking spaces, equating to 4.1 spaces per 1,000 SF.

First Floor Plan



PLAN REVIEW DATA

BUILDING AREA: 33,441 SQ. FT.
 USE GROUP: GROUP B1 BUSINESS
 BUILDING TYPE: TYPE 20 - NON-CONVENTIONAL
 CONSTRUCTION: UNUSUAL CONSTRUCTION

FIREFIGHTER ACCESS

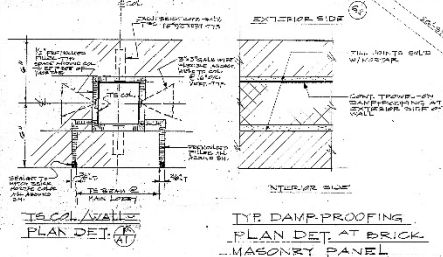
BASED ON THE FOLLOWING:

NO. OF FLOOR	NO. OF RAYS	AUTOMATIC EXTINGUISHER
1	2	UL-1000
2	2	UL-1001
3	2	UL-1002

WALLS:
 A. 2" THICK CONCRETE MASONRY UNIT - 2" MIN. UL-1000
 B. GENERAL WOOD W/ TWO LAYERS - 2" MIN. UL-1001
 C. STAINLESS STEEL W/ TWO LAYERS - 2" MIN. UL-1002
 D. STAINLESS STEEL W/ ONE LAYER - 2" MIN. UL-1001
 E. STAINLESS STEEL W/ ONE LAYER - 2" MIN. UL-1001
 F. STAINLESS STEEL W/ ONE LAYER - 2" MIN. UL-1001
 G. STAINLESS STEEL W/ ONE LAYER - 2" MIN. UL-1001
 H. STAINLESS STEEL W/ ONE LAYER - 2" MIN. UL-1001
 I. STAINLESS STEEL W/ ONE LAYER - 2" MIN. UL-1001
 J. STAINLESS STEEL W/ ONE LAYER - 2" MIN. UL-1001

GLAZING: STRUCTURAL STEEL

BEAMS: STRUCTURAL STEEL



FIRST FLOOR PLAN
 (1/8" = 1'-0")

REFERENCE DRAWINGS	
STAIRS CORE	DWG. AT
STAIRS, LOBBY AND ELEVATOR	DWG. AG
PARTITION TYPES	DWG. AB
WALL TYPES	DWG. AC

SHEET TITLE	
FIRST FLOOR PLAN	
DATE: 7/1/86	SCALE: 1/8" = 1'-0"
DRAWN BY: J. J. ADAMS	CHECKED BY: A. J.

REVISIONS		
NO.	DATE	DESCRIPTION
1	7/1/86	ISSUE FOR PERMITS
2	7/1/86	ADJUSTMENTS
3	7/1/86	ADJUSTMENTS

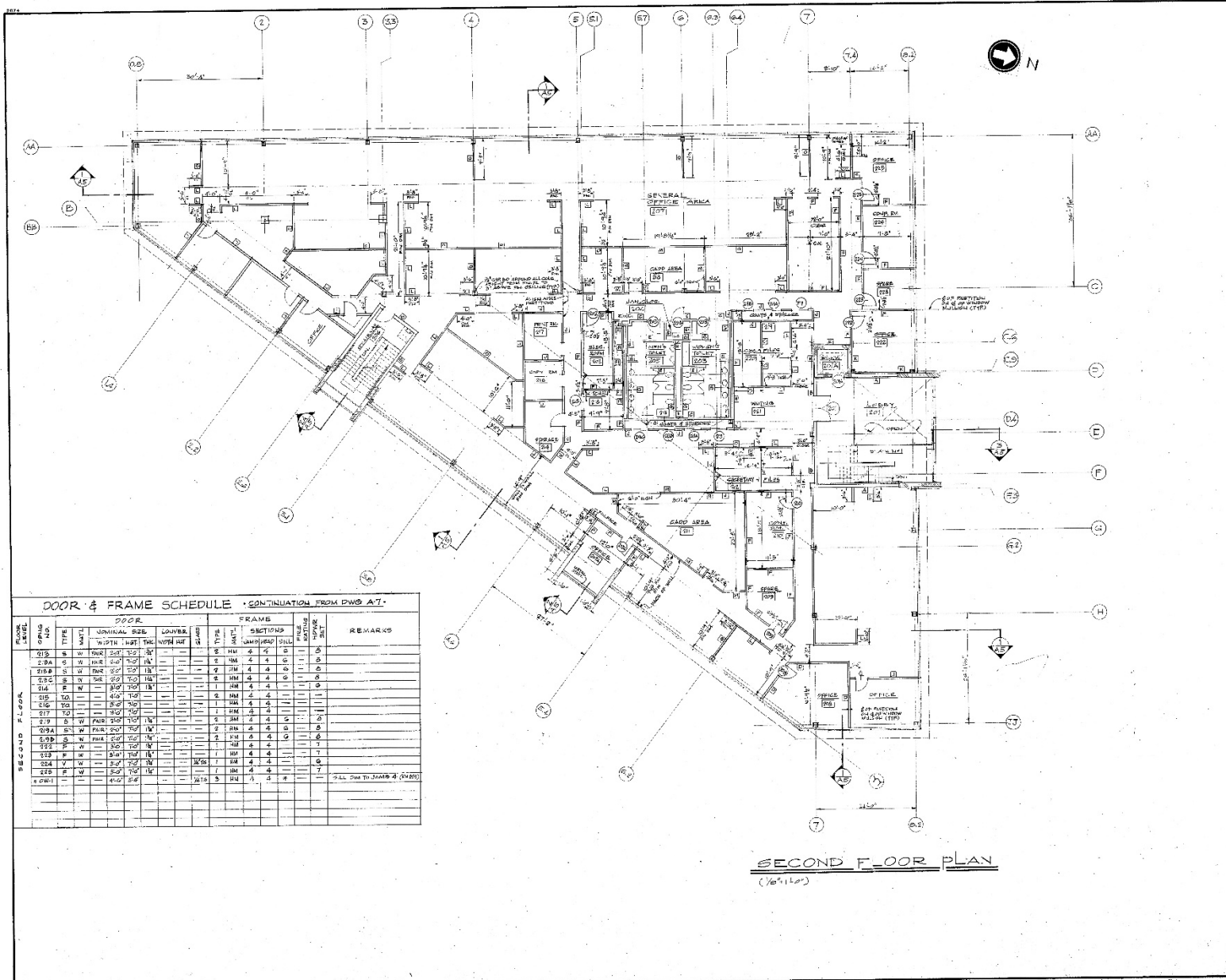
SVEN M. CELIN
 ARCHITECT
 N.J. LIC. NO. C-387
Sven M. Celin

PAULUS
 SOKOLOWSKI
 and SARTOR
 ARCHITECTS

PROJECT: OFFICE BUILDING FOR WARREN ASSOC. MOUNTAIN BLVD. EXTENSION

SHEET TITLE: FIRST FLOOR PLAN

Second Floor Plan



DOOR & FRAME SCHEDULE - CONTINUATION FROM DWG. A1-

FLOOR LEVEL	DOOR NO.	DOOR				FRAME				REMARKS	
		TYPE	CONV. REQ.	GLASS REQ.	GLASS	TYPE	SECTION	FINISH	EXT. FINISH		
200	213	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	214	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	215	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	216	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	217	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	218	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	219	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	220	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	221	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	222	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	223	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	224	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	225	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	226	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	227	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	228	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	229	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	230	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	231	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	232	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	233	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	234	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	235	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	236	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	237	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	238	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	239	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	240	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	241	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	242	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	243	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	244	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	245	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	246	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	247	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	248	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	249	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	250	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	251	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	252	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	253	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	254	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	255	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	256	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	257	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	258	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	259	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	260	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	261	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	262	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	263	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	264	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	265	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	266	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	267	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	268	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	269	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	270	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	271	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	272	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	273	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
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200	275	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	276	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	277	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	278	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	279	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	280	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	281	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	282	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	283	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	284	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	285	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	286	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	287	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	288	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	289	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	290	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	291	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	292	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	293	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	294	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	295	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	296	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	297	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	298	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	299	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	
200	300	S	W	WHR	2-0	1-0	1-0	1-0	1-0	1-0	

SECOND FLOOR PLAN
(1/8"=1'-0")

REVISIONS		
NO.	DATE	DESCRIPTION
1	11-24	ISSUED FOR BIDDING
2	11-24	ISSUED FOR BIDDING
3	11-24	ISSUED FOR BIDDING
4	11-24	ISSUED FOR BIDDING
5	11-24	ISSUED FOR BIDDING
6	11-24	ISSUED FOR BIDDING
7	11-24	ISSUED FOR BIDDING
8	11-24	ISSUED FOR BIDDING
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12	11-24	ISSUED FOR BIDDING
13	11-24	ISSUED FOR BIDDING
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15	11-24	ISSUED FOR BIDDING
16	11-24	ISSUED FOR BIDDING
17	11-24	ISSUED FOR BIDDING
18	11-24	ISSUED FOR BIDDING
19	11-24	ISSUED FOR BIDDING
20	11-24	ISSUED FOR BIDDING

SVEN M. GELIN
ARCHITECT
N.J. LIC. NO. C-3017
Sven M. Gelin 11/24/05

POG PAULUS SOKOLOWSKI and PARTOR
CONSULTING ENGINEERS
400 WASHINGTON BOULEVARD, SUITE 200
WARREN, NEW JERSEY 07059

PROJECT: OFFICE BUILDING
WARREN ASSOC.
MOUNTAIN BLVD. EXTENSION

SHEET TITLE:
SECOND FLOOR PLAN

DATE: 11/24/05
SCALE: 1/8"=1'-0"
DRAWN BY: J.P. [Signature]
CHECKED BY: [Signature]

NO. 222-0005
SHEET 12 OF 12
A-2

Immediate Area Aerial





Nearby Corporate and Major Industry

1. Verizon Corporate Office 175,000 SF
2. Sanofi Corporate Office 800,000 SF
3. Bridgewater Commons
4. Robert Wood Johnson Hospital
5. 345,000 SF Office Complex
6. Chimney Rock Commons
7. Daiichi Sankyo, Inc Office 300,000 SF
8. Peraton Labs 50,000 SF
9. The Offices at Liberty Corner 575,000 SF
 - i. Arla Foods, Pure Insurance, Regeneron, Collabera Inc. & Pulte Homes
10. Marriott Hotel
11. Independence Place 350,000 SF Office Complex
 - i. T-Mobile, Cipla USA, MISG, Evercore, StoneX
12. Center 78 Office Complex
 - i. Haleon, Fiserv, UBS, MassMutual
13. Riverwalk Village Center
14. Everest RE Group Corporate Office 250,000 SF
15. Former Chubb Insurance Headquarters 535,000 SF
16. The Pingry School 1,100 Students
17. Warren Corporate Center 800,000 SF
 - i. Everest, PTC Therapeutics
18. Mt. Bethel Corporate Center 311,000 SF
 - i. Hikma, Becht Engineering, Immucor
19. Warren Post Office
20. Brightview Warren Senior Living
21. Warren Village Shopping Center
22. Pheasant Run Shopping Center
23. Costco
24. Wyndham Hotel
25. The Park Office Complex
 - i. Axtria, Samsung, Fiserv, L'Oréal

Map data ©2023 Google

Zoning

16-16 BR-40 AND BR-80 BUSINESS-RESIDENTIAL DISTRICT.

16-16.1 Purpose. The business-residential zones are mixed use zones which will serve as a transition zone between residential zones and nonresidential zones. Many of the structures in these zones are used as single family homes or currently in office use. These zones, to the extent possible, should retain a residential character and be of sufficient lot frontage to minimize the visual and traffic impact on the adjacent roadway. Curb cuts should be minimized to alleviate traffic congestion through combining access for adjacent lots whenever possible. This zone is appropriate for offices, service uses and single-family dwellings. No retail or wholesale sale of goods is allowed in these zones. (Ord. No. 93-24)

16-16.2 Permitted Uses. No building, structure or premises shall be used and no building or structure shall be erected or structurally altered except for the following uses:

- a. Business and professional offices.
 - b. Banks and loan institutions.
 - c. Funeral homes.
 - d. Clubs, fraternal organizations and lodges which are nonprofit uses and established for eleemosynary and/or civic purposes.
 - e. Single-family dwellings.
- (Ord. No. 93-24)

16-16.3 Accessory Buildings and Uses. Any accessory use on the same lot which is customarily incidental to the principal use permitted on the same lot such as but not necessarily limited to:

- a. Storage and maintenance buildings.
 - b. Single-family dwelling.
- (Ord. No. 93-24)

16-16.4 Conditional Uses. Churches, synagogues and other places of worship including resident housing for employees, education/school buildings and any other accessory structures thereto shall be a permitted conditional use subject to the provisions set forth in subsection 16-5.33 of this chapter. (Ord. No. 93-24; Ord. No. 03-23 § 8)

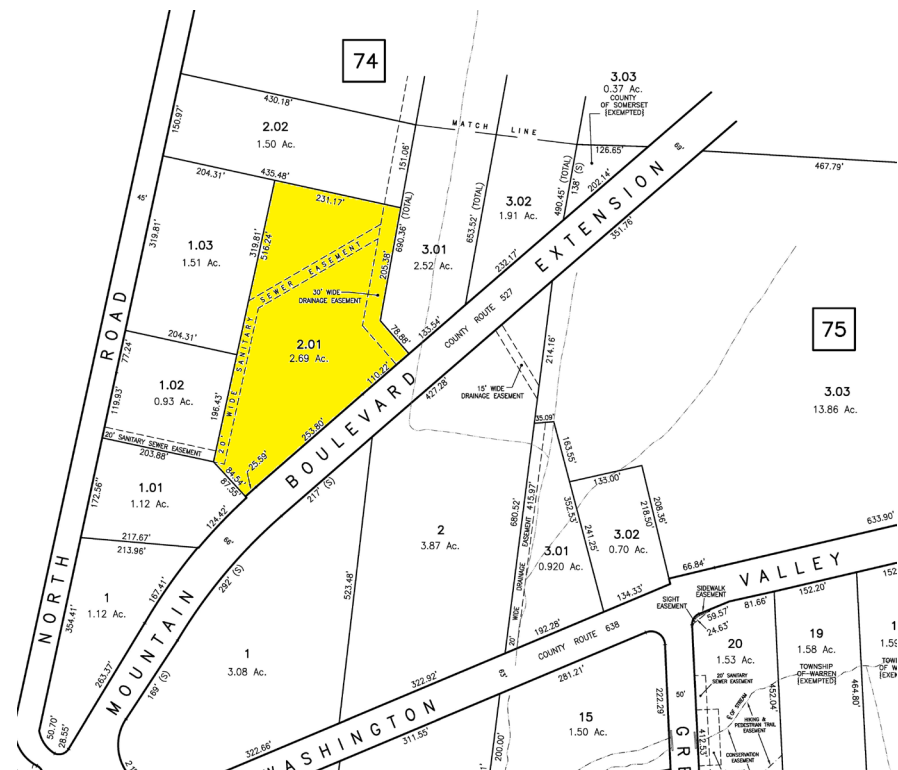
16-16.5 Height, Area and Bulk Requirements. As specified in the Schedule referenced in Section 16-8. (Ord. No. 93-24)

16-16.6 Permitted Modifications. None. (Ord. No. 93-24)

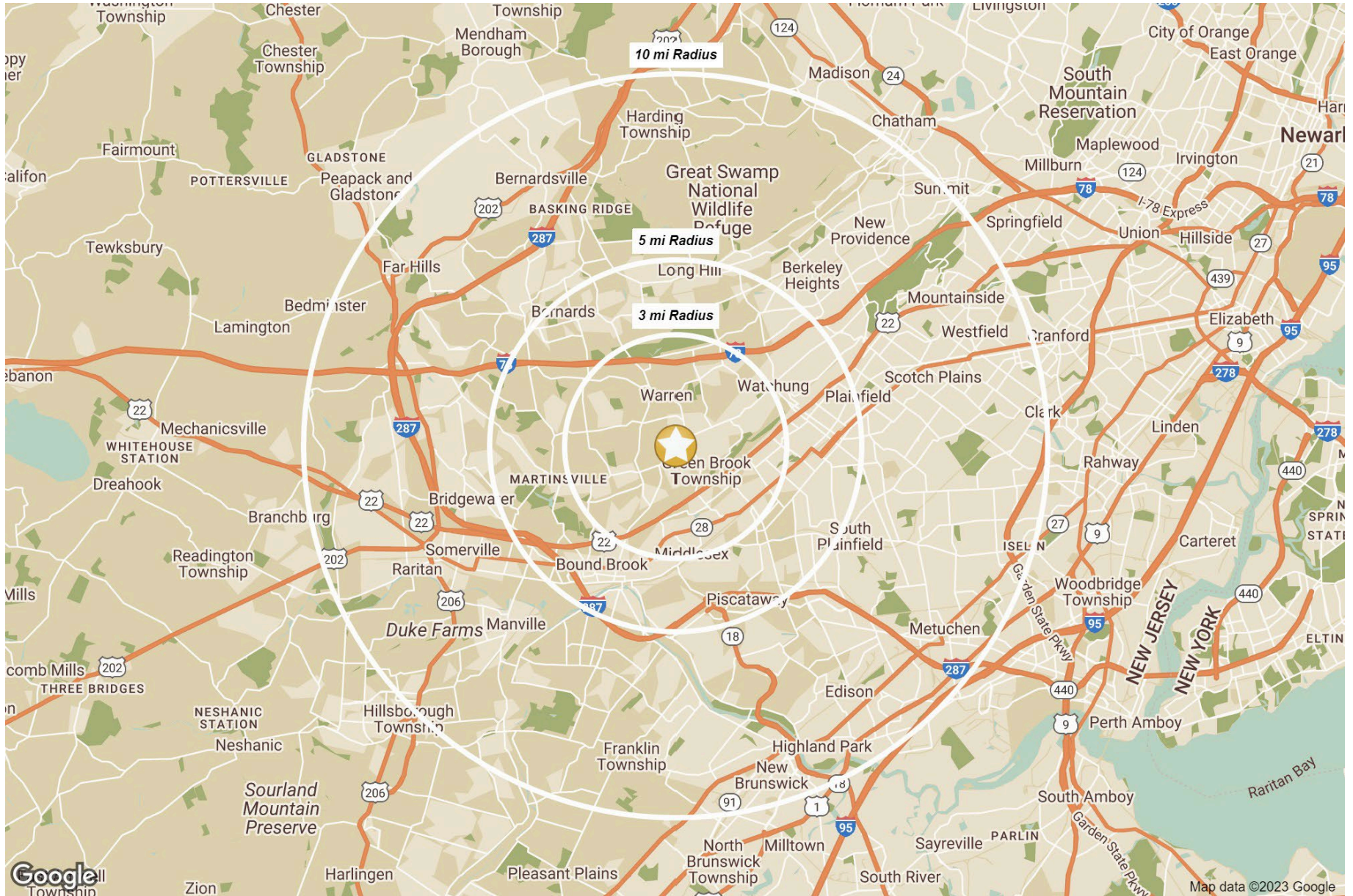
16-16.7 Off-Street Parking and Loading Requirements.

- a. Off-street parking spaces, together with appropriate access thereto shall be provided on the same lot as the building it is intended to serve in accordance with the standards of Section 16-24.
- b. Off-street parking spaces may be located in the front, side and rear yards, provided, however, that no parking area shall be located less than ten (10) feet from any side property line nor less than twenty-five (25) feet from a front or rear property line and further provided that complete building perimeter parking is prohibited.

(Ord. No. 93-24)



Regional Map



Local Map



One of the most attractive communities in New Jersey, Warren was voted #1 Best Place to Live in Central New Jersey and #2 in the State of New Jersey throughout the 2010's. Once described as "the greenest place in New Jersey", Warren residents and elected officials are working to keep its rural character and charm while recognizing that there will be growth due to the town's beauty, favorable property taxes and strategic location. Less than 35 miles to Manhattan makes Warren a favorite suburb for commuters to New York City. Businesses and residents alike chose Warren as their home because of the access to major roads and resources. The Township of Warren is the location of over 600 businesses. These include restaurants, retail, and manufacturing & office occupancies. The Master Plan has kept our commercial and industrial growth to only a few main streets. Most of the commercial property is found on Mountain Boulevard, Mount Bethel and Stirling Road.

AREA DEMOGRAPHICS

2 Mile Radius

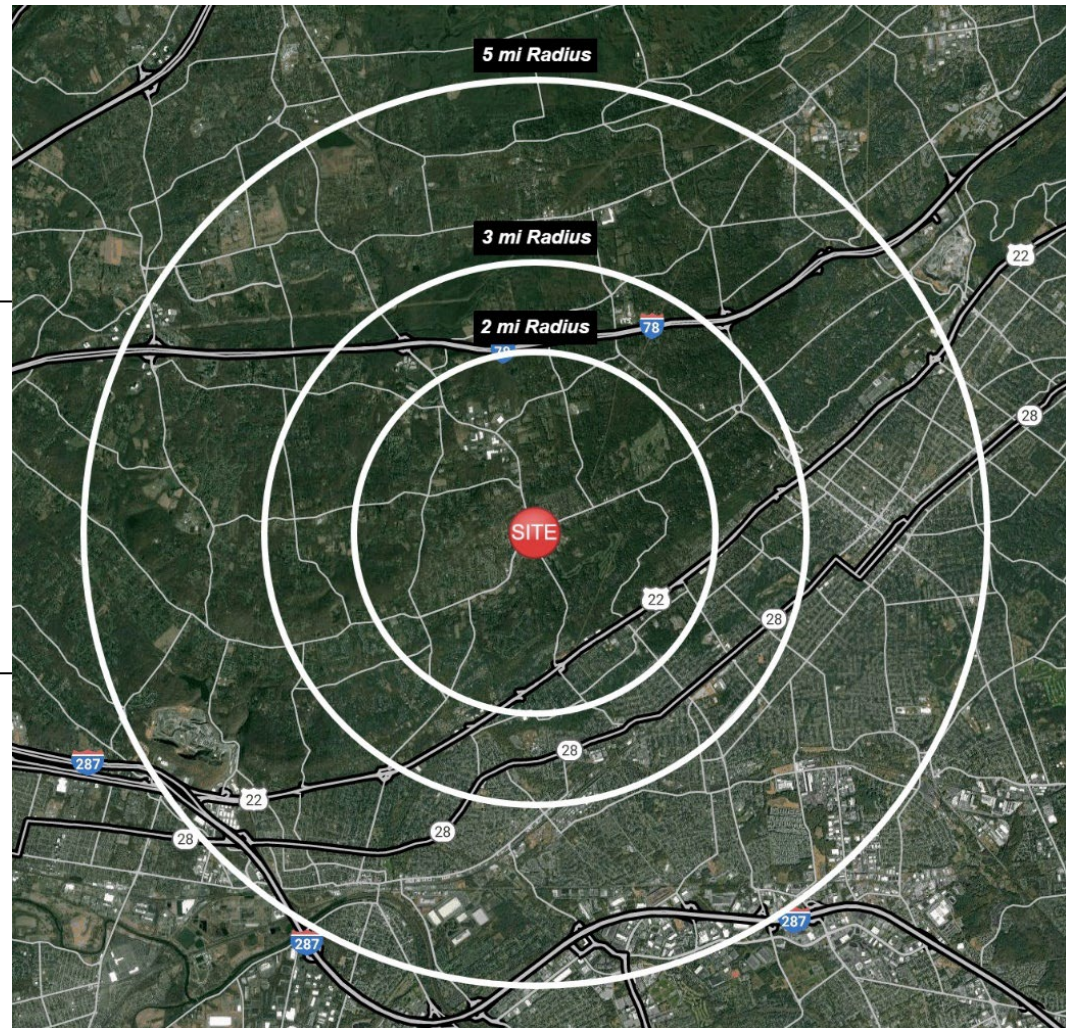
Population	16,395
Average HH Income	\$196,956
Median HH Income	\$139,393
Total Households	5,869
Median Age	42.9
Daytime Population	15,132

3 Mile Radius

Population	53,102
Average HH Income	\$155,787
Median HH Income	\$111,508
Total Households	18,738
Median Age	39.8
Daytime Population	34,644

5 Mile Radius

Population	198,803
Average HH Income	\$137,544
Median HH Income	\$102,020
Total Households	69,005
Median Age	37.9
Daytime Population	120,789



Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.