



National Land
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DEVELOPERS

248 Stickles Pond Road
Andover, Sussex County, NJ

20 +/- acres | 205,000SF



Acres: 20+/- acres	Proposed Building(s): 205,000SF
Zoning: (C/I) Commercial Industrial/Redevelopment overlay. Warehouse allowed	Built-To-Suit Customizations: Available
Located Outside the Highlands Area	Wetlands Delineations Completed

Site is partially cleared, environmental and preliminary engineering assessments completed, entitlement process started.

Located within the New York City Metropolitan Area along highway 206 just 1000 FT east on Stickles Pond Road in Andover Township, Sussex County NJ. Property is in proximity of route I-80 providing access to the New York City metro just 25 miles to the east and Stroudsburg PA market 28 miles to the west. Property is within 40 miles of the port of Newark and OUTSIDE THE HIGHLANDS AREA.

The land is available for purchase with optional **build-to-suit sale and lease back options**. Current conceptual plan includes a 205,000SF Class A Warehouse. Alternate conceptual plans available upon request.

ALL NLD PROJECTS ARE COMMISSIONABLE

National Land Developers, LLC
Media Pennsylvania

(610) 565-6566
www.NationalLandDevelopers.com

ENTITLEMENT PROGRESS

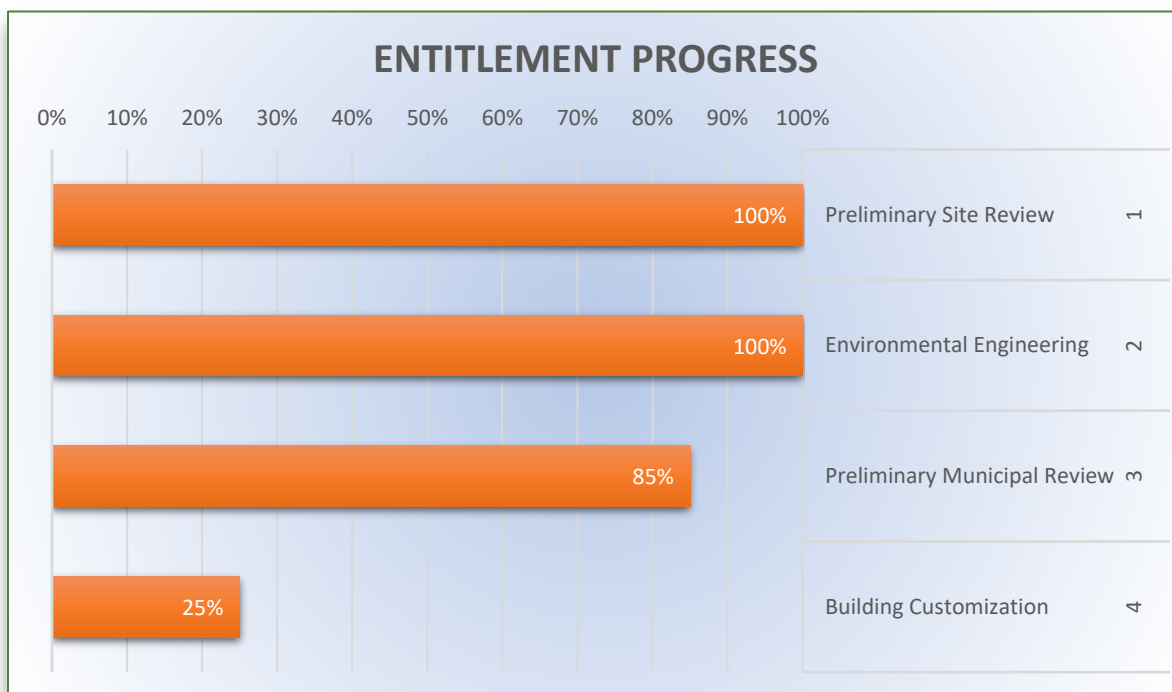


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Concept plan depicting Cold Storage and/or warehouse use. Preliminary township review indicates that desired use is in agreement with current zoning.

NLD's approach to entitlement is to incorporate a committed end user or tenant into process at a point before the full entitlement is completed. This allows our clients the ability to incorporate their Built-To-Suit requirements into our entitlement process. NLD provides flexibility and building customization to meet our client's and state and local municipality's requirements.

STAGE	DESCRIPTION	STATUS	% COMPLETE
1	Preliminary Site Review	COMPLETE	100%
2	Environmental Engineering	COMPLETE	100%
3	Preliminary Municipal Review	UNDERWAY	85%
4	Building Customization	CONCEPTUAL	25%

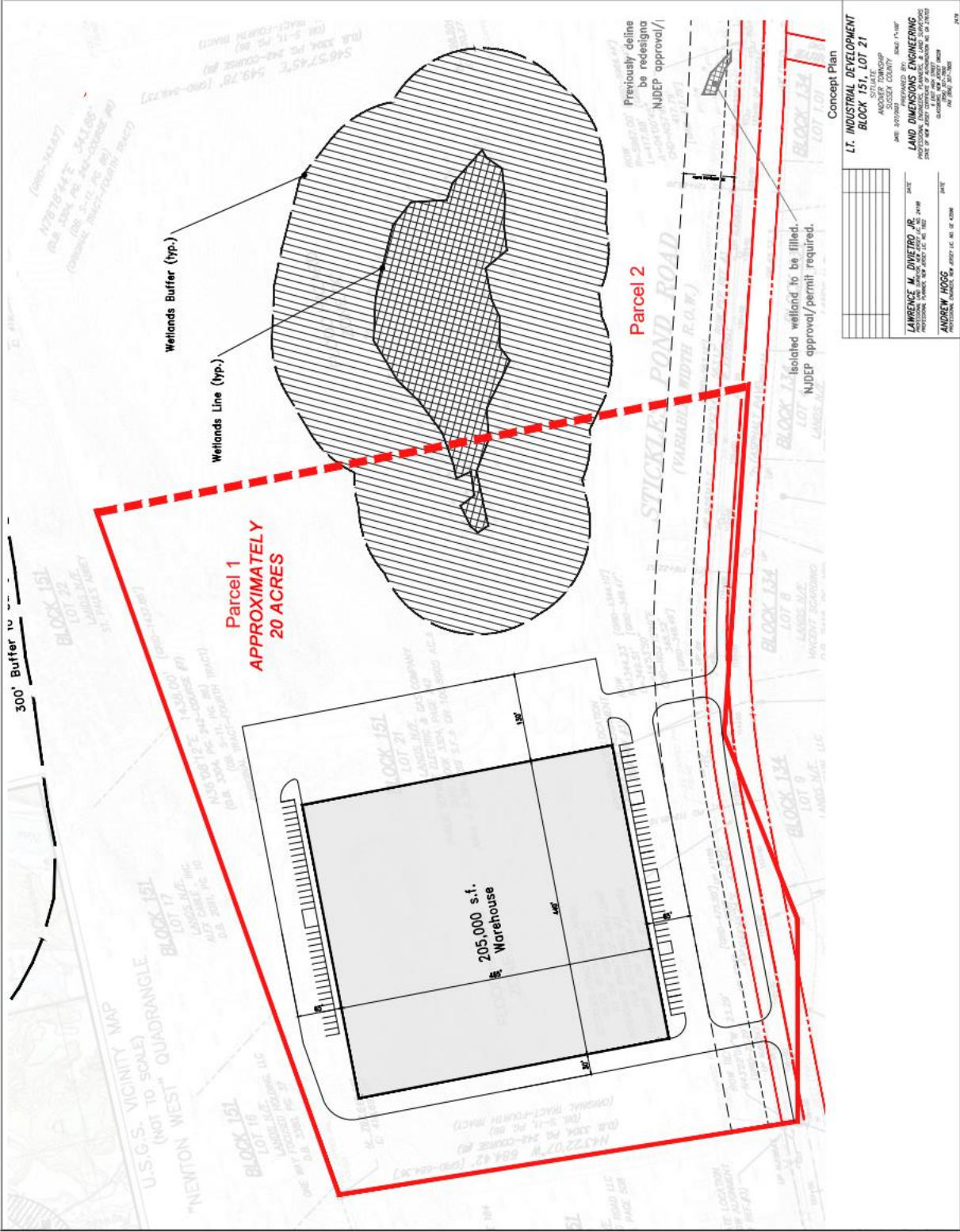


* Full entitlement status report available upon

CONCEPT PLAN



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SITE PHOTOS



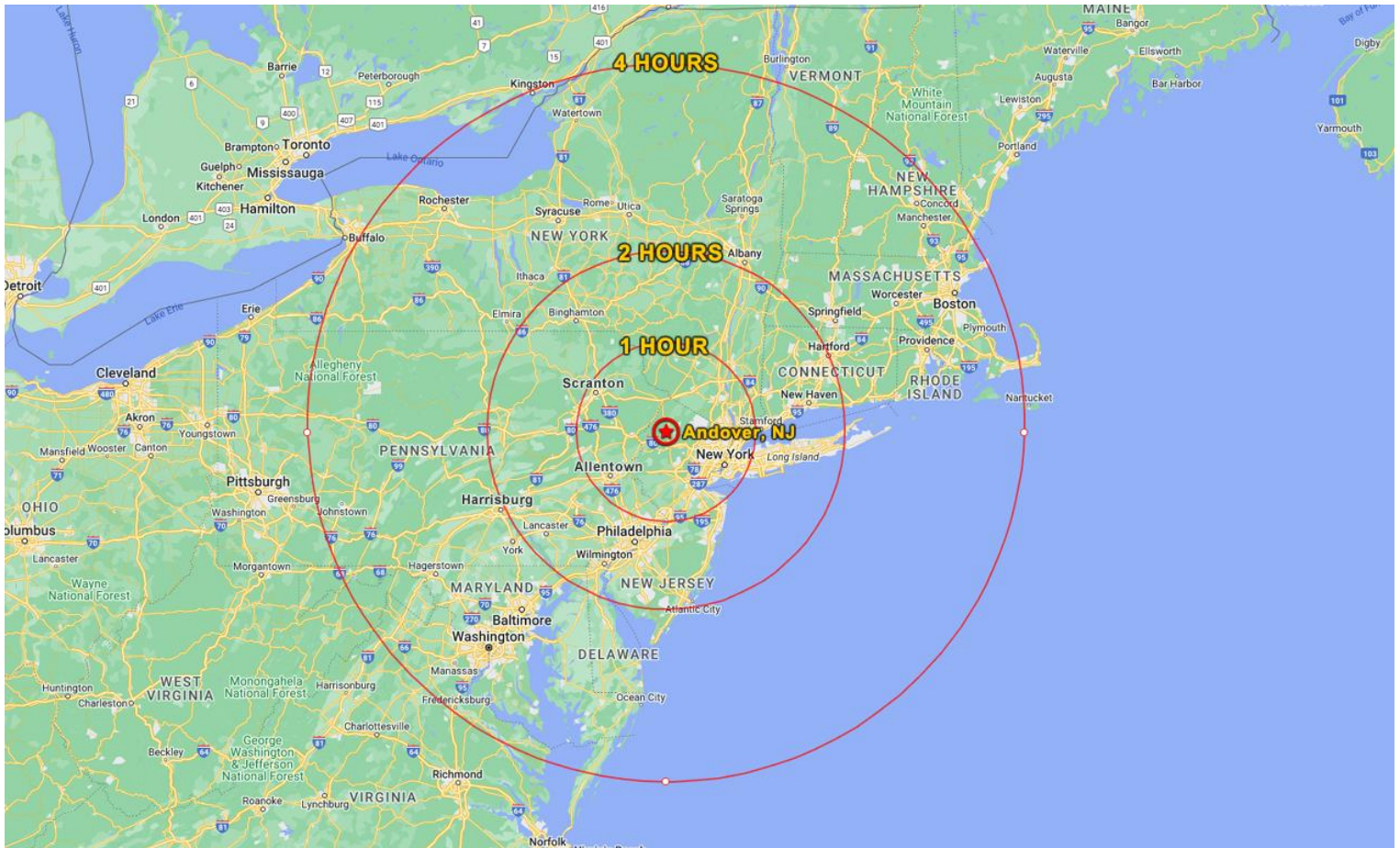
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DEMOGRAPHICS



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DEMOGRAPHICS

TOTAL POPULATION

1 HOUR

18,225,401

2 HOURS

31,981,658

4 HOURS

58,898,362

25 TO 44 YEARS OLD

5,132,675

9,400,058

16,670,128

TOTAL HOUSEHOLDS

6,846,583

13,157,599

23,772,618

SEA PORTS

MILES

PORT OF NEWARK

40

PHILAPORT

70

CAMDEN, NJ (BALZANO)

80

PORT OF NEW HAVEN, CT

93

MAJOR CITIES

MILES

EDISON, NJ

40

NEW YORK, NY

41

ALLENTOWN, PA

42

SCRANTON, PA

50

PHILADELPHIA, PA

70

NEW HAVEN, CT

93

ALBANY, NY

123

BALTIMORE, MD

150

BOSTON, MA

207



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40%

of the entire
US pop. within a
1-day
driving
shift

~1 day drive

~half day drive

38 Million

Customers within a
2-hour drive



Deep pool of
transportation
and logistics
workers at
the ready



200,000+

**Transportation &
Warehousing
workers** in the NJ
region¹



1st

In number of
**Warehouse
Workers²** per
square mile



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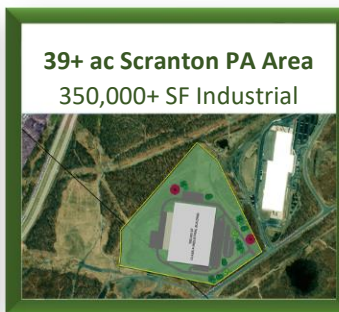
NLD is actively pursuing entitlement for over 8 million square feet of Industrial building space. Let NLD custom design a site to your specific needs. Financing and build-to-suit options available for lease or purchase.

Visit our website to submit a request to join our exclusive pre-market first look list.

www.NationalLandDevelopers.com

CALL NLD SALES: **(610) 565-6566**

FEATURED INDUSTRIAL/MANUFACTURING



Over 10,000,000 SF on 1400 acres
available in NJ & PA



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ABOUT US

National Land Developers (NLD) is a privately owned commercial real estate development and investment company operating primarily in the industrial sector. We acquire raw land to develop and build-to-suit, with the intent to maximize the property's use to ultimately increase its value. We will sell a project at any stage of entitlement!

Our services include land acquisitions, conceptual site planning with alternate building layouts, final engineered plans, site & construction services, and optional credit tenant financing as required. Through our partnerships we have access to acquire over 75,000 + acres in PA, NJ, DE giving NLD the unique ability to meet a variety of geographic and logistical needs.

NLD has an exclusive selection of assets for Industrial, Cold Storage, Warehouse Distribution, Fleet and Truck Parking and Manufacturing users which can be found by visiting our website at NationalLandDevelopers.com.

OUR PRIORITIES

- Locate strategically positioned premium parcels
- Maximize the value of land through entitlement
- Perform excellent due diligence to minimize capital risk
- Minimize time-to-market
- Match Industrial buyers to our inventory

Call US at your earliest convenience to discuss future opportunities for collaboration.

CONTACT US

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