



595 Mantua Blvd.
Mantua, Gloucester County, NJ

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AVAILABLE FOR SALE

38+ACRES OF LAND

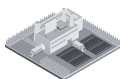
PROPERTY HIGHLIGHTS



Zoning: (LI) Light Industrial
Warehouse allowed



Highways:



Concept:
401,500 SF Industrial Warehouse
Building (cross-dock)



Max Building Height: 40'*
50'+ building height – allowable
with variance (application in
process)*



Utilities: Water, Sewer, Gas, Electric



Truck Docks: 85



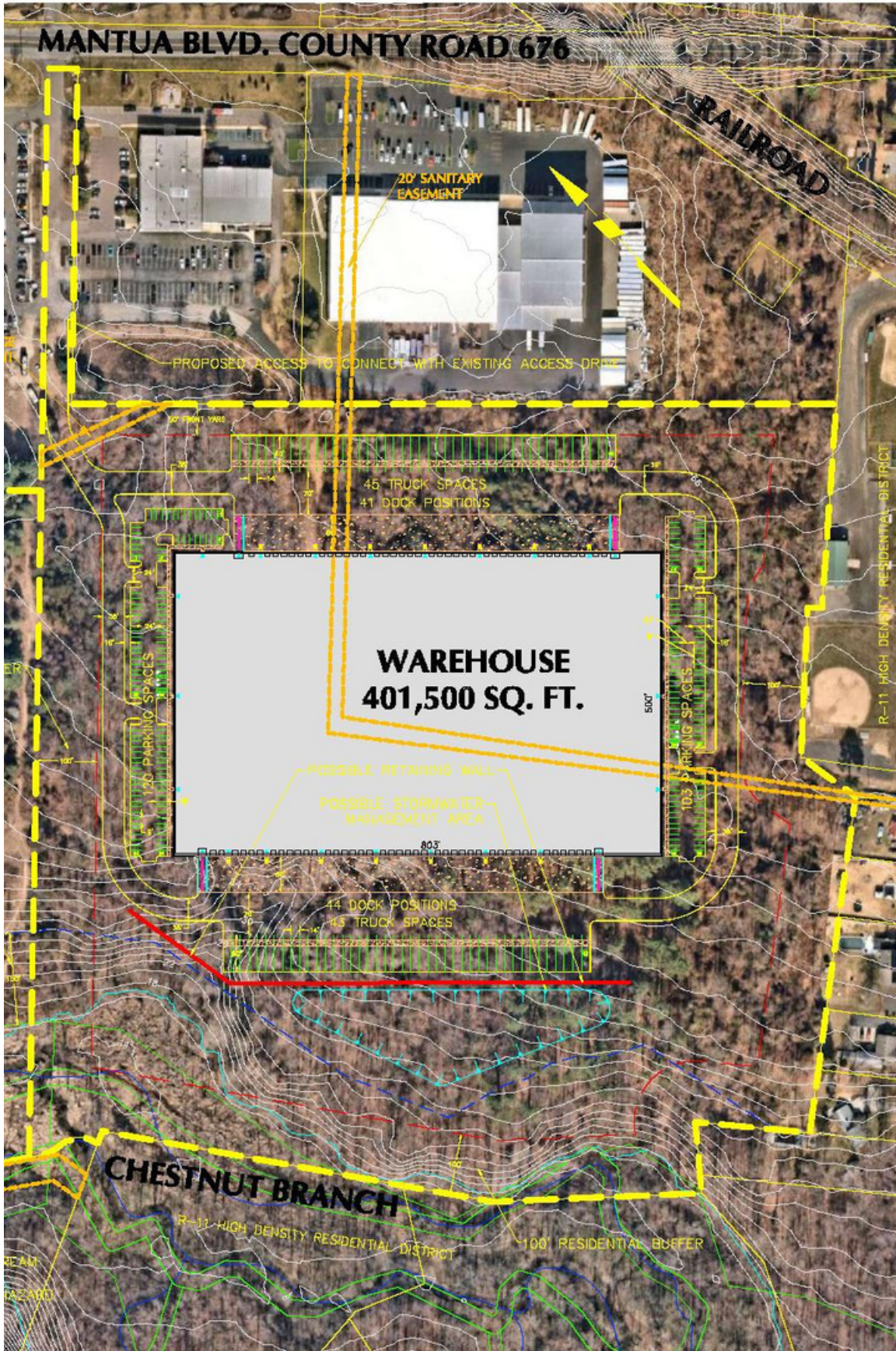
Parking: 88 Trucks
223 Passenger Cars



**Allowable building
coverage:** 30%
**Allowable impervious
coverage:** 60%

*All utilities are directly accessible via easement through adjacent parcel.







IDEAL LOCATION FOR WAREHOUSE/DISTRIBUTION

This property is an ideal location for our proposed warehouse/distribution center, centrally located just 1.9 miles from Route 55 North/South Freeway at interchange #53 in Mantua Township, Gloucester County NJ. US Route 322 which conveniently bisects south Jersey is located just 3 miles south on Routh 55 Freeway.

Just a short drive west on your way to the Commodore Barry bridge into PA and I-95 you will find over 5 million square feet of distribution space in Logan and Woolwich townships. A short drive north on 55 Freeway, I-295 or NJ Turnpike provide access to the Philadelphia and New York metros to the north and Wilmington, Baltimore and Washington DC metros to the south.

Convenient sea ports are located just minutes away on the Delaware River waterfronts in Camden NJ and Philadelphia, PA (Philaport).

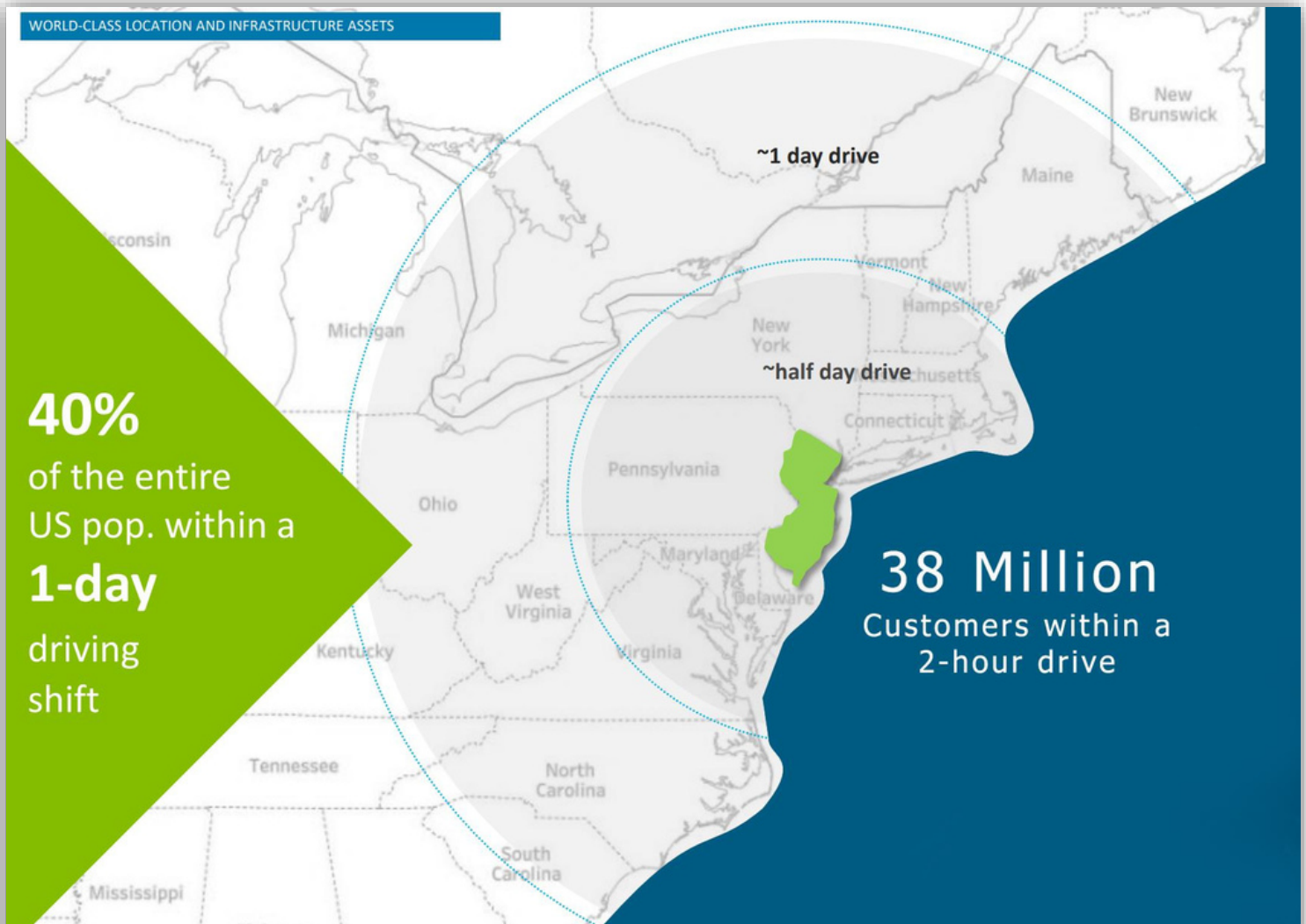


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INDUSTRIAL • COMMERCIAL
DEVELOPERS

DRIVING DISTANCE

WORLD-CLASS LOCATION AND INFRASTRUCTURE ASSETS



40%
of the entire
US pop. within a
1-day
driving
shift

38 Million
Customers within a
2-hour drive

BEST-IN-CLASS TRANSPORTATION ECOSYSTEM

Operations of leading transportation & logistics companies

avis budget group

MAERSK

Holman
ENTERPRISES

NFI

SUBARU

DHL

KUEHNE+NAGEL

BMW

THE PORT AUTHORITY
OF NEW YORK & NEW JERSEY

NS
NORFOLK SOUTHERN

ARGO

SOUTH JERSEY
FEATURES
13,000+

companies¹, including
established players
and leading
innovators

amazon

ups

CSX

LANGER

PROLOGIS

XPO
Logistics

JAGUAR

PINNACLE
Freight Systems, Inc.

VIAHER

CERES

¹ Based on number of firms - defined as an organization consisting of one or more domestic establishments in the same state and industry that were specified under common ownership or control

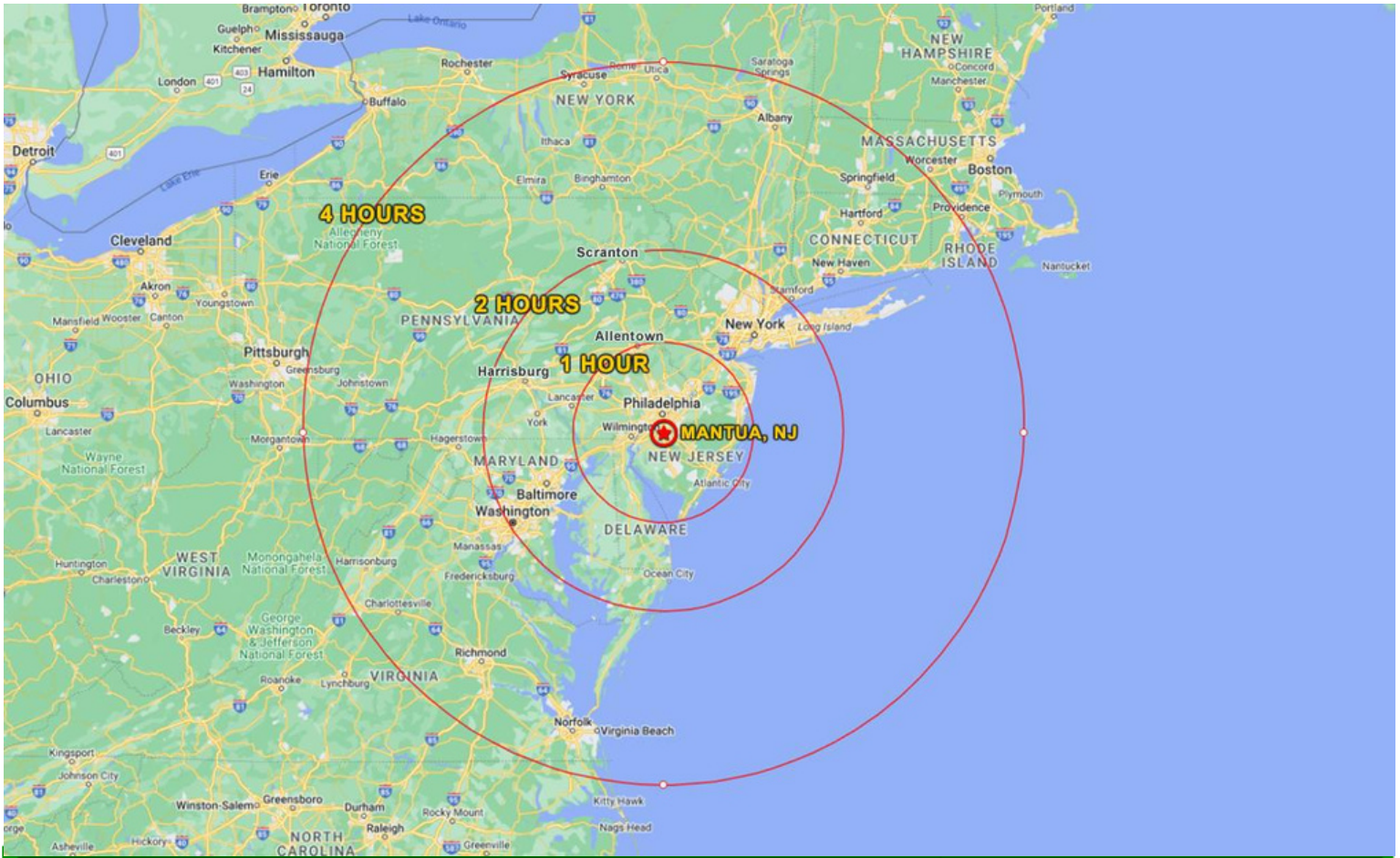
choose:
new jersey NJEDA



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DEMOGRAPHICS



DEMOGRAPHICS	1 HOUR	2 HOURS	4 HOURS
TOTAL POPULATION	8,780,356	34,697,673	53,258,948
25 TO 44 YEARS OLD	2,281,181	9,513,016	15,185,841
TOTAL HOUSEHOLDS	3,334,859	13,116,191	21,499,700

SEA PORTS	MILES
CAMDEN, NJ (BALZANO)	12
PHILAPORT	13
PORT OF WILMINGTON	29
PORT OF NEWARK	94
BALTIMORE, MD	99

AIRPORTS	MILES
PHILADELPHIA (PHL)	18
WILMINGTON (ILG)	30
ATLANTIC CITY (ACY)	45
NEWARK (EWR)	90
BALTIMORE (BWI)	105
JOHN F. KENNEDY (JFK)	114

MAJOR CITIES	MILES
PHILADELPHIA, PA	19
WILMINGTON, DE	28
TRENTON, NJ	47
ATLANTIC CITY, NJ	51
EDISON, NJ	73
ALLENTOWN, PA	84
BALTIMORE, MD	99
NEW YORK, NY	105
WASHINGTON DC	143



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INDUSTRIAL • COMMERCIAL
DEVELOPERS

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 and 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. Visit 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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