



# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

335 Virginia Avenue  
Carneys Point, Salem County, NJ  
600,000 SF + Truck Parking



<b>Acres:</b> 100+ acres	<b>Proposed Building:</b> 600,000 SF + 12 acres Truck Parking
<b>Zoning:</b> (LI) Light Industrial Redevelopment	<b>Rail Access:</b> Active freight rail NW property line
<b>Public Water:</b> New Jersey American (block 29, Lot 7)	<b>Public Sewer:</b> Carneys Point Sewer Auth (block 29, Lot 7)

This location provides access to I-295 (2.5 miles), as well as the NJ Turnpike. This property is located within the Philadelphia Metro which is the 7<sup>th</sup> largest Metropolitan Statistical Area in the nation with over 6 million people and a gross domestic product of over \$431 billion. 20 Minutes to Wilmington, 25 minutes to Philadelphia International Airport (PHL) and 35 minutes to downtown Philadelphia.

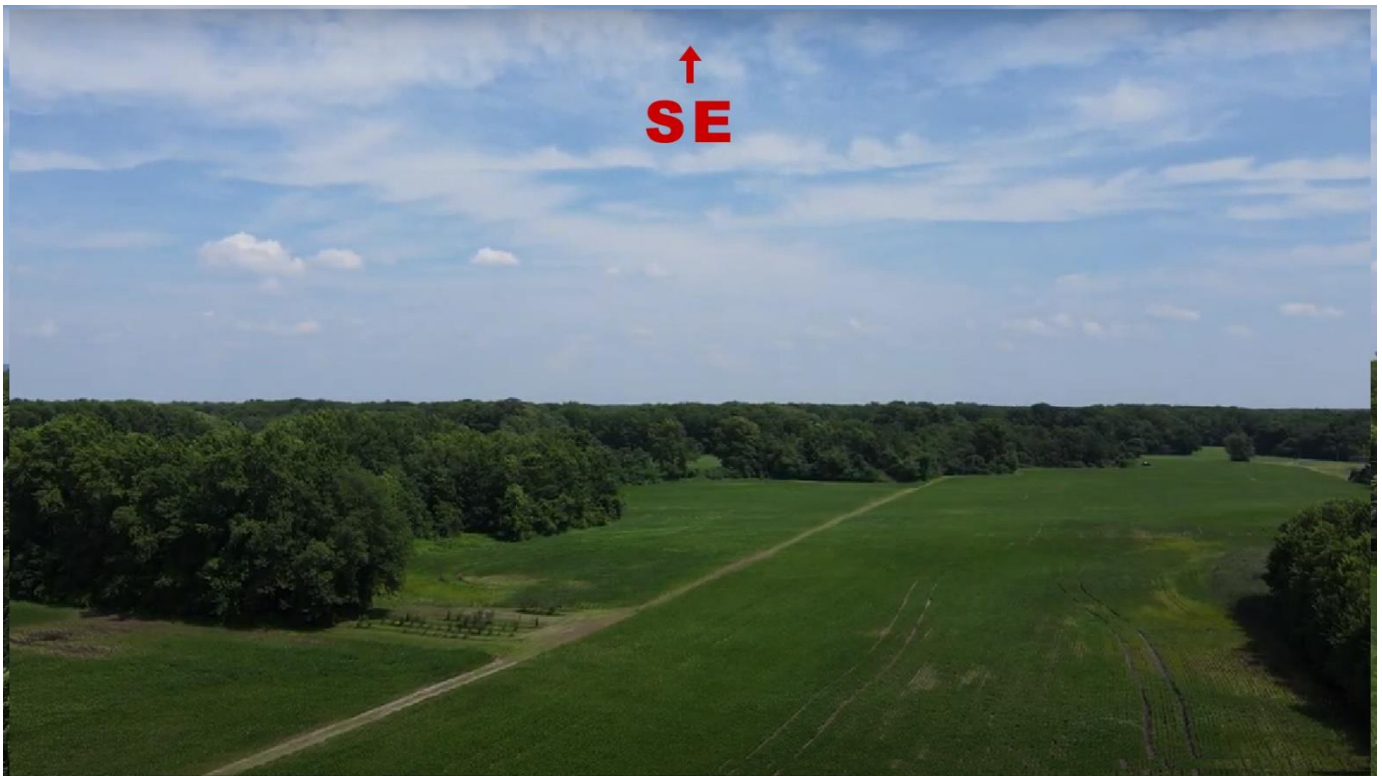
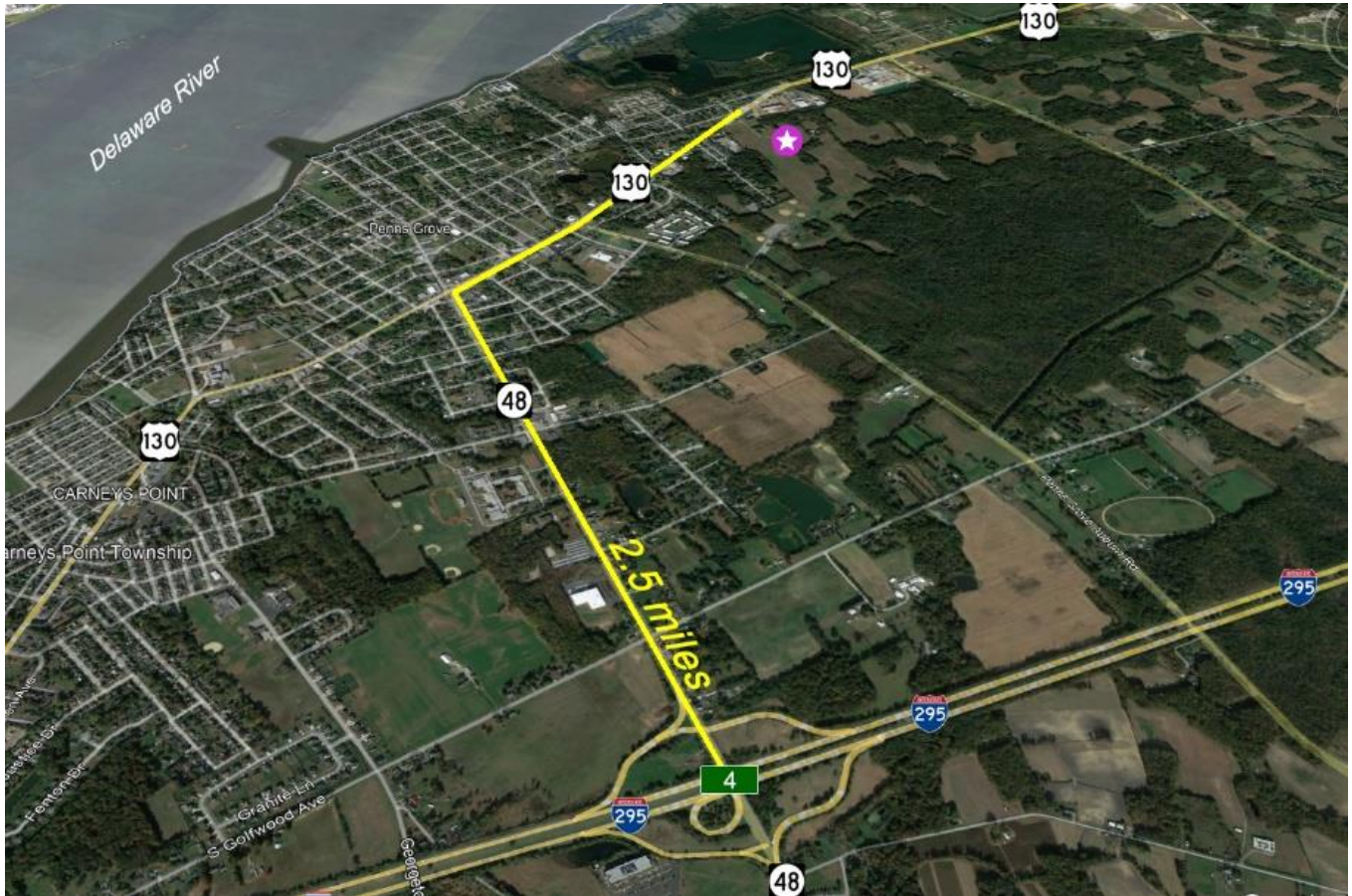
Potential rail tie-in to existing active freight rail along northwest property line.

**ALL NLD PROJECTS ARE COMMISSIONABLE**

National Land Developers, LLC  
Media Pennsylvania

Phone: (610) 565-6566  
[www.NationalLandDevelopers.com](http://www.NationalLandDevelopers.com)

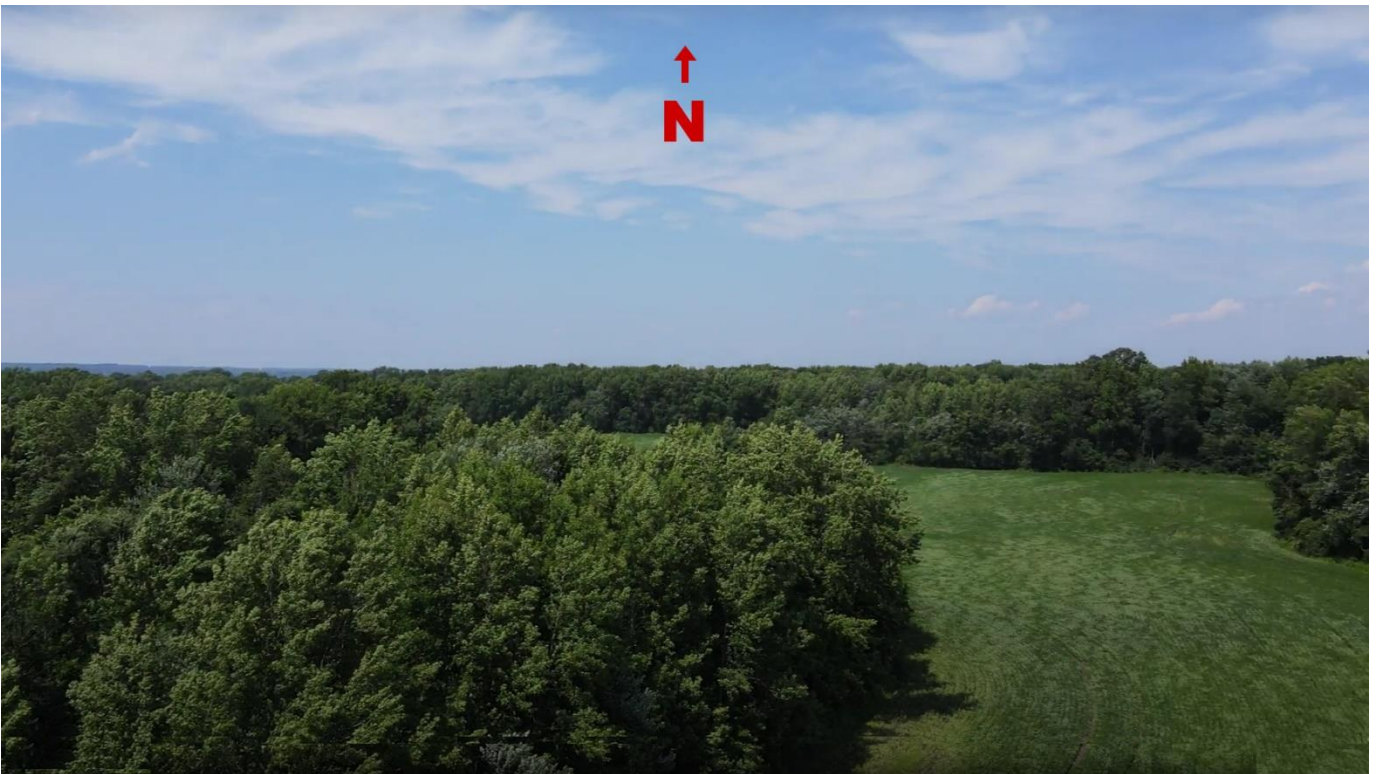






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**SITE PHOTOS**





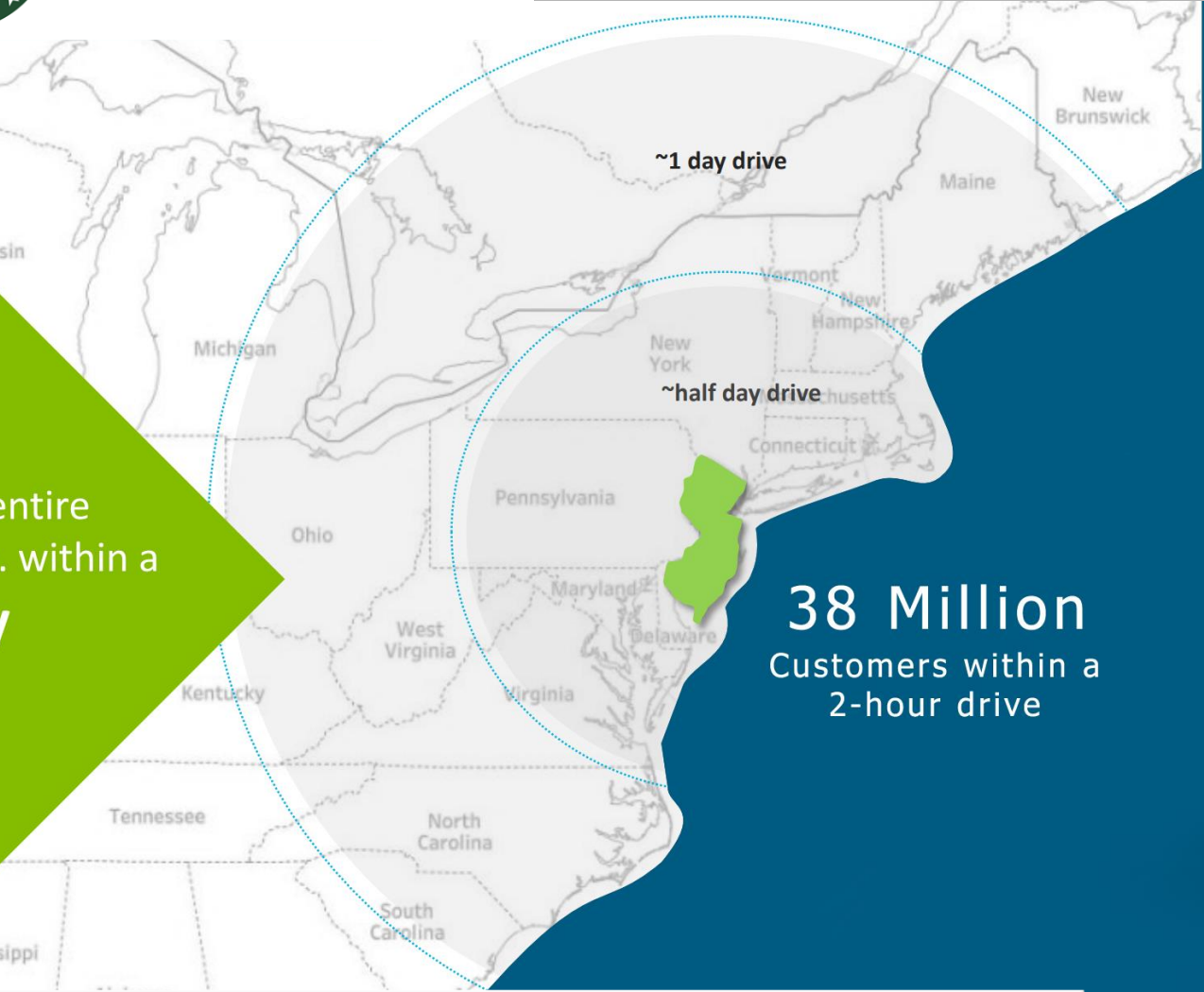


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## DRIVING DISTANCE

**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



THE PORT AUTHORITY  
OF NEW YORK & NEW JERSEY

KUEHNE+NAGEL



SOUTH JERSEY  
FEATURES  
**13,000+**  
companies<sup>1</sup>, including  
established players  
and leading  
innovators



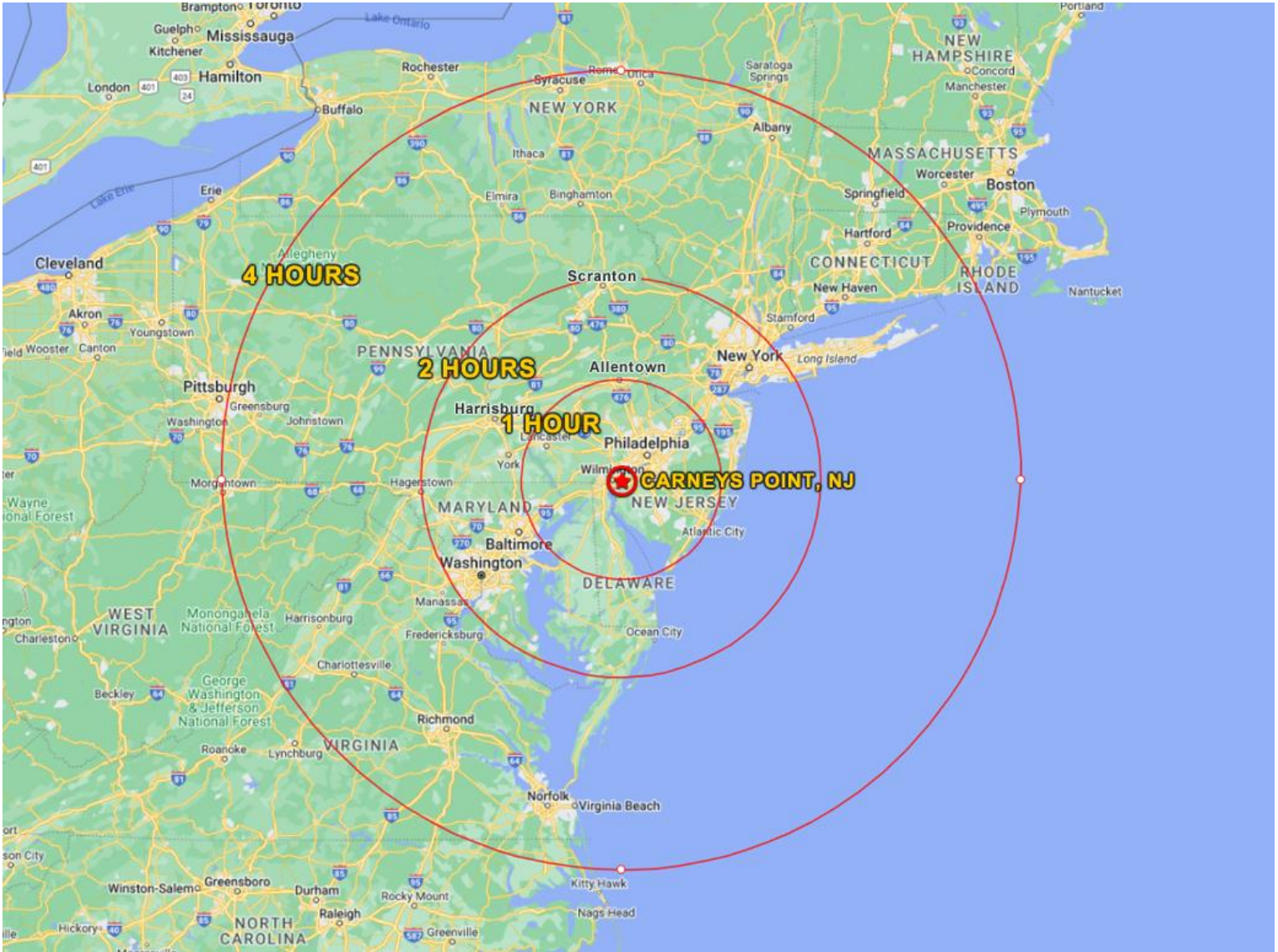
<sup>1</sup> Based on number of firms - defined as an organization consisting of one or more domestic establishments in the same state and industry that were specified under common ownership or control



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## DEMOGRAPHICS



DEMOGRAPHICS	1 HOUR	2 HOURS	4 HOURS	MAJOR CITIES	MILES
TOTAL POPULATION	8,653,402	34,935,016	52,216,888	WILMINGTON, DE	13
25 TO 44 YEARS OLD	2,289,542	9,674,833	14,897,700	PHILADELPHIA, PA	30
TOTAL HOUSEHOLDS	3,286,324	13,302,223	21,081,664	BALTIMORE, MD	77
SEA PORTS	MILES	AIRPORTS	MILES	ALLENTOWN, PA	80
PORT OF WILMINGTON, DE	11	WILMINGTON (ILG)	11	NEW YORK, NY	114
CAMDEN, NJ (BALZANO)	26	PHILADELPHIA (PHL)	18	HARRISBURG, PA	126
PHILAPORT	34	ATLANTIC CITY (ACY)	60	SCRANTON, PA	140
PORT OF BALTIMORE	80	BALTIMORE (BWI)	87	PITTSBURGH, PA	320
PORT OF NEWARK, NJ	108	NEWARK (EWR)	102		



# National Land DEVELOPERS

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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](http://www.NationalLandDevelopers.com)

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

### FEATURED INDUSTRIAL/MANUFACTURING

**44 ac Milford PA**  
434,000+ SF Industrial

**27 ac Greene Twp PA**  
230,000+ SF Industrial

**39+ ac Scranton PA Area**  
350,000+ SF Industrial

**11+ ac Cleona, PA**  
150,000+ SF Industrial

**34 ac Hellam PA**  
300,000+ SF Industrial

**96 ac Andover NJ**  
750,000+ SF Industrial

**74 ac Kidder Twp PA**  
461,400+ SF Industrial

**74 ac Lenhartsville PA**  
300,000+ SF Industrial

**100+ ac Carneys Point NJ**  
510,780 SF Industrial

**99 ac Mays Landing, NJ**  
1,000,000+ SF Industrial

**27+ ac Sewell NJ**  
254,700+ SF Industrial

**38+ ac Mantua NJ**  
401,500+ SF Industrial

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



## National Land DEVELOPERS

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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](http://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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