



335 Virginia Avenue
Carneys Point, Salem County, NJ



AVAILABLE FOR SALE

185+ acres | 600,000+ SF



PROPERTY HIGHLIGHTS



Zoning: (LI) Light Industrial
Redevelopment



Highways: I-84, NY-17



Proposed Bldg.: 600,000 SF



Rail Access: Active freight
rail NW property line.



Public Water: New Jersey
American (block 29, Lot 7)



Public Sewer: Carneys Point
Sewer Auth (block 29, Lot 7)



Parking: 12 acres Truck Parking

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

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NATIONAL LAND DEVELOPERS

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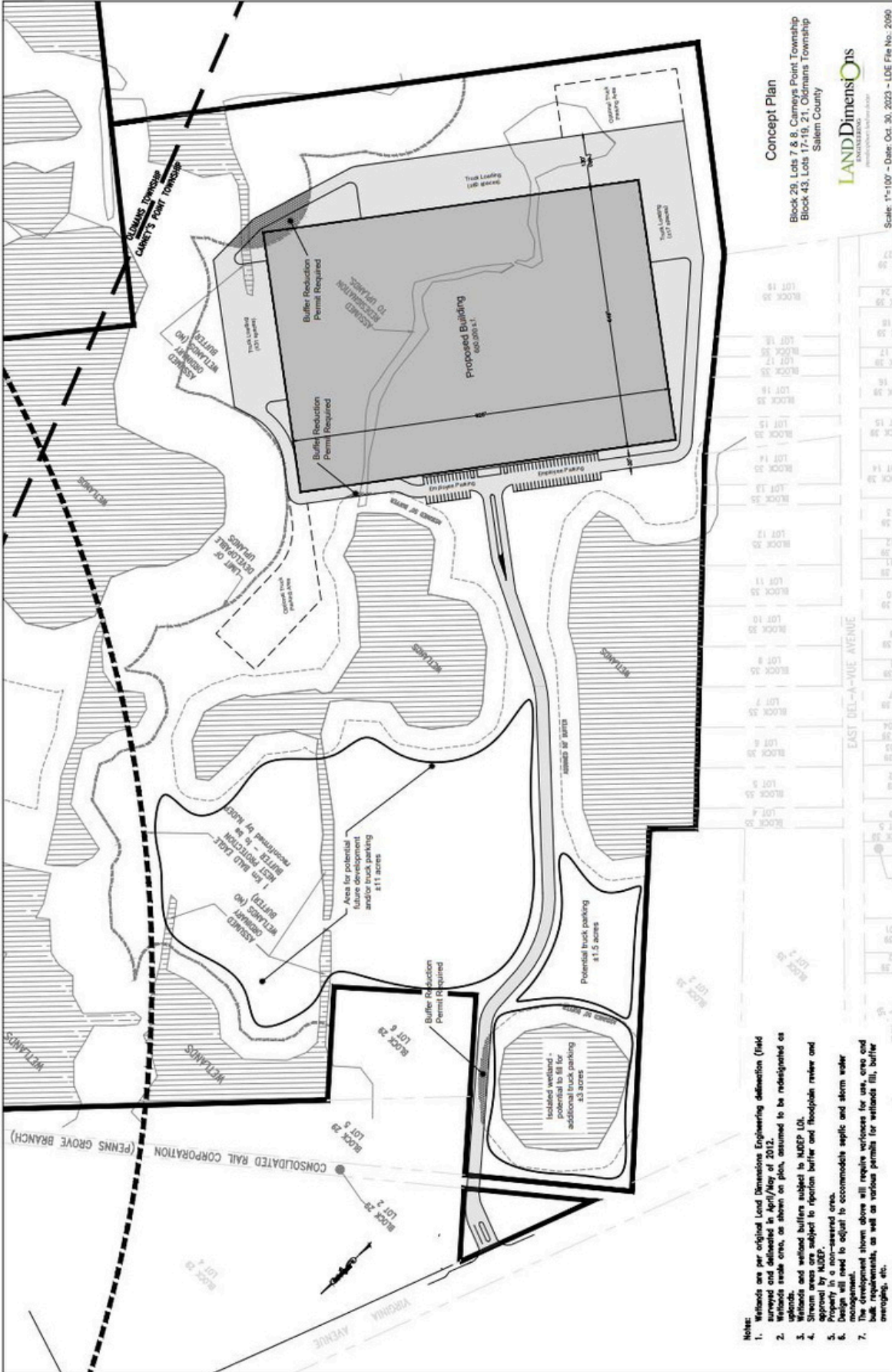
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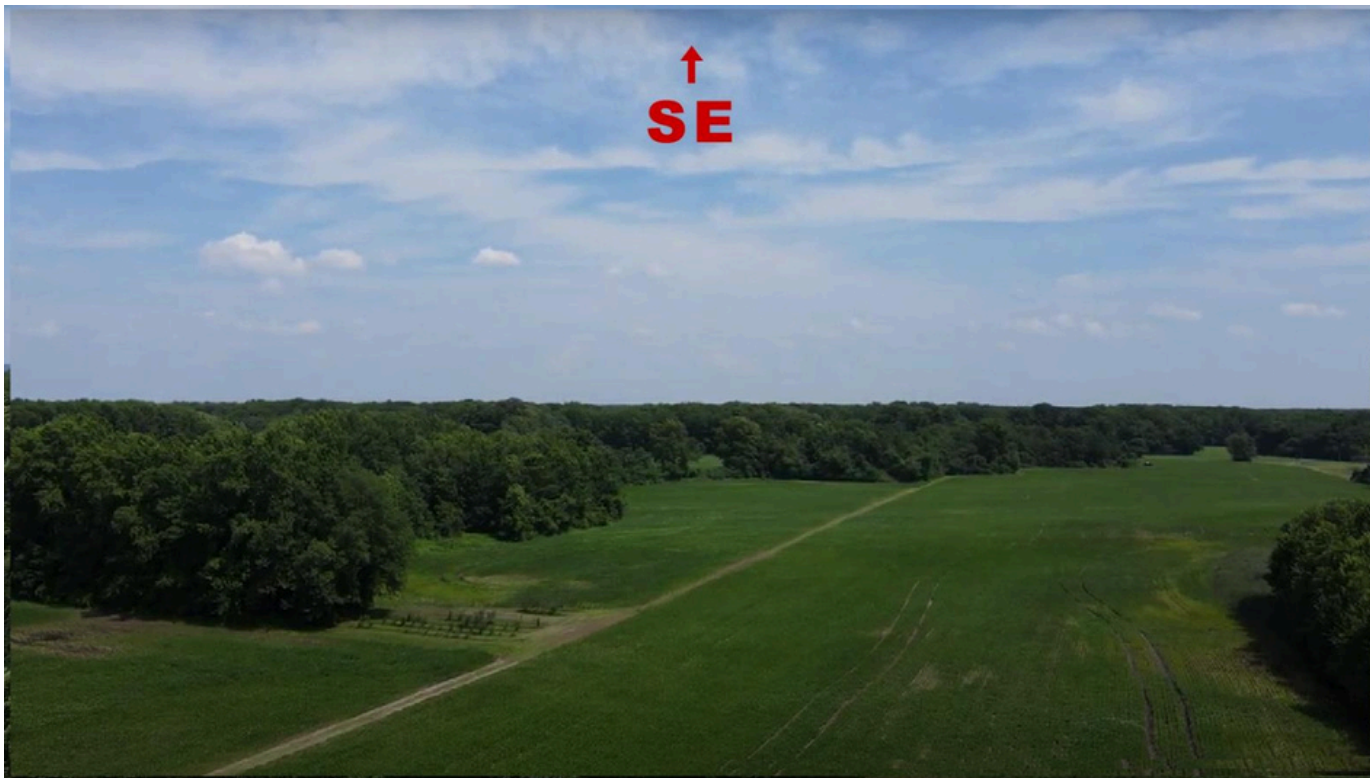
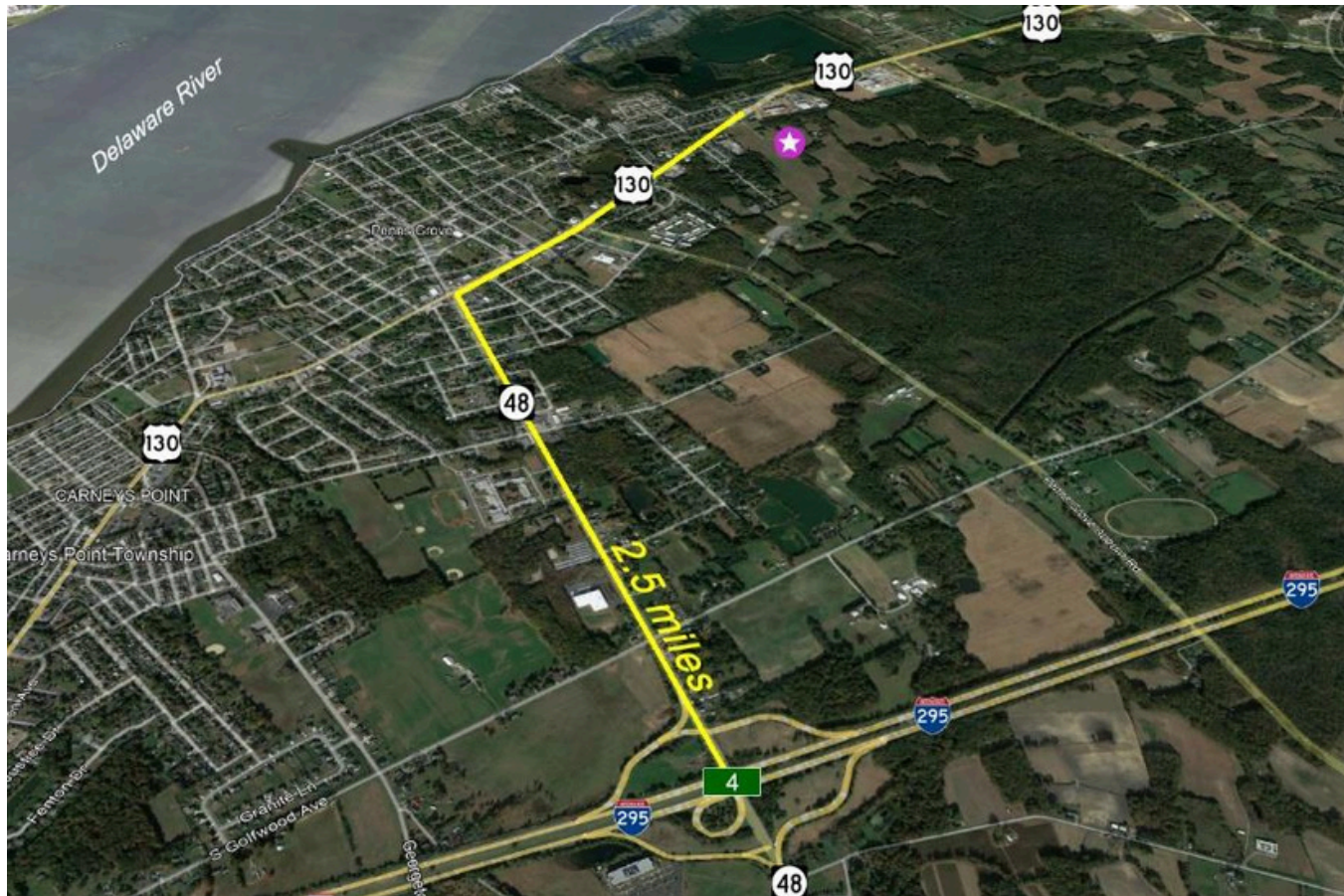


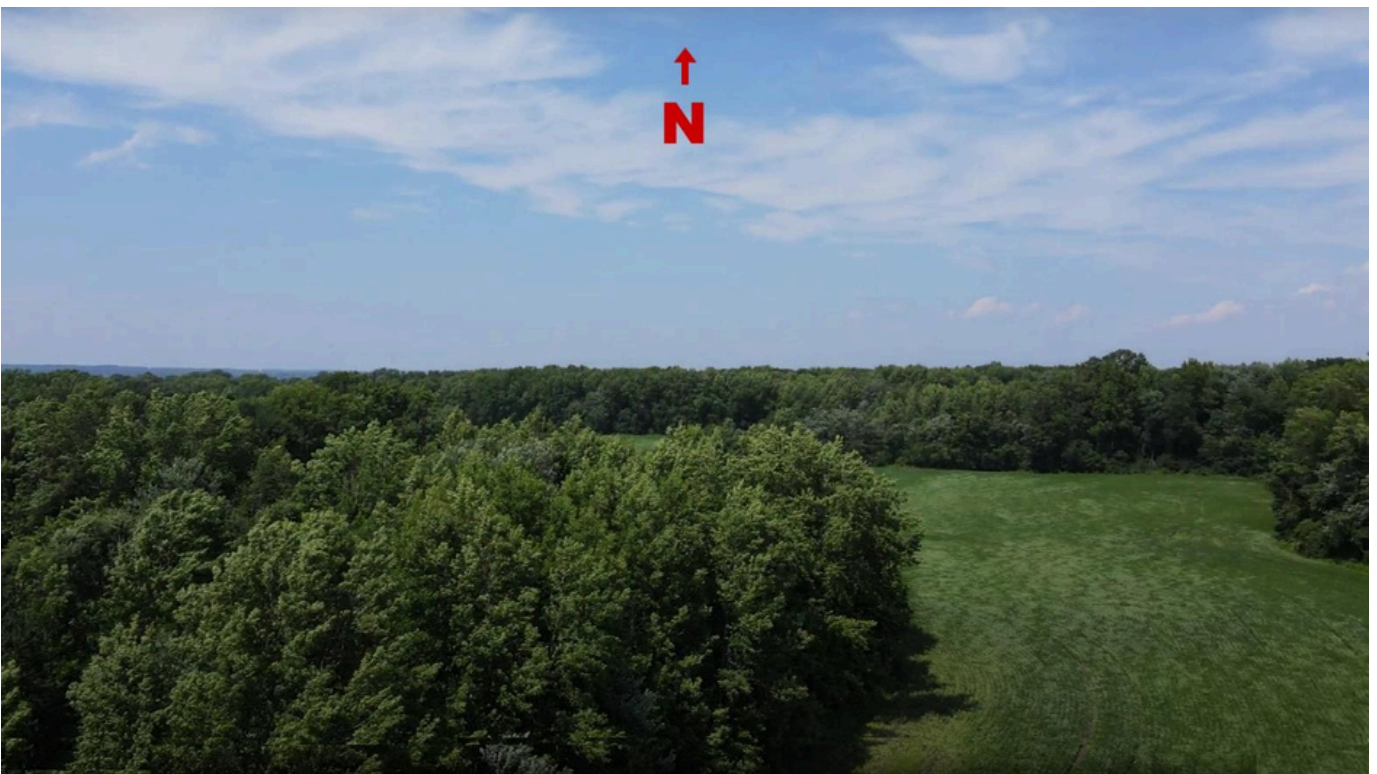
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PROPOSED CONCEPT
600,000 SF









IDEAL LOCATION FOR WAREHOUSE/DISTRIBUTION

The location provides access to I-295 (2.5 miles) and the NJ Turnpike.

It is located within the Philadelphia Metro, which is the 7th 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 the northwest property line.

ALL NLD PROJECTS ARE COMMISSIONABLE

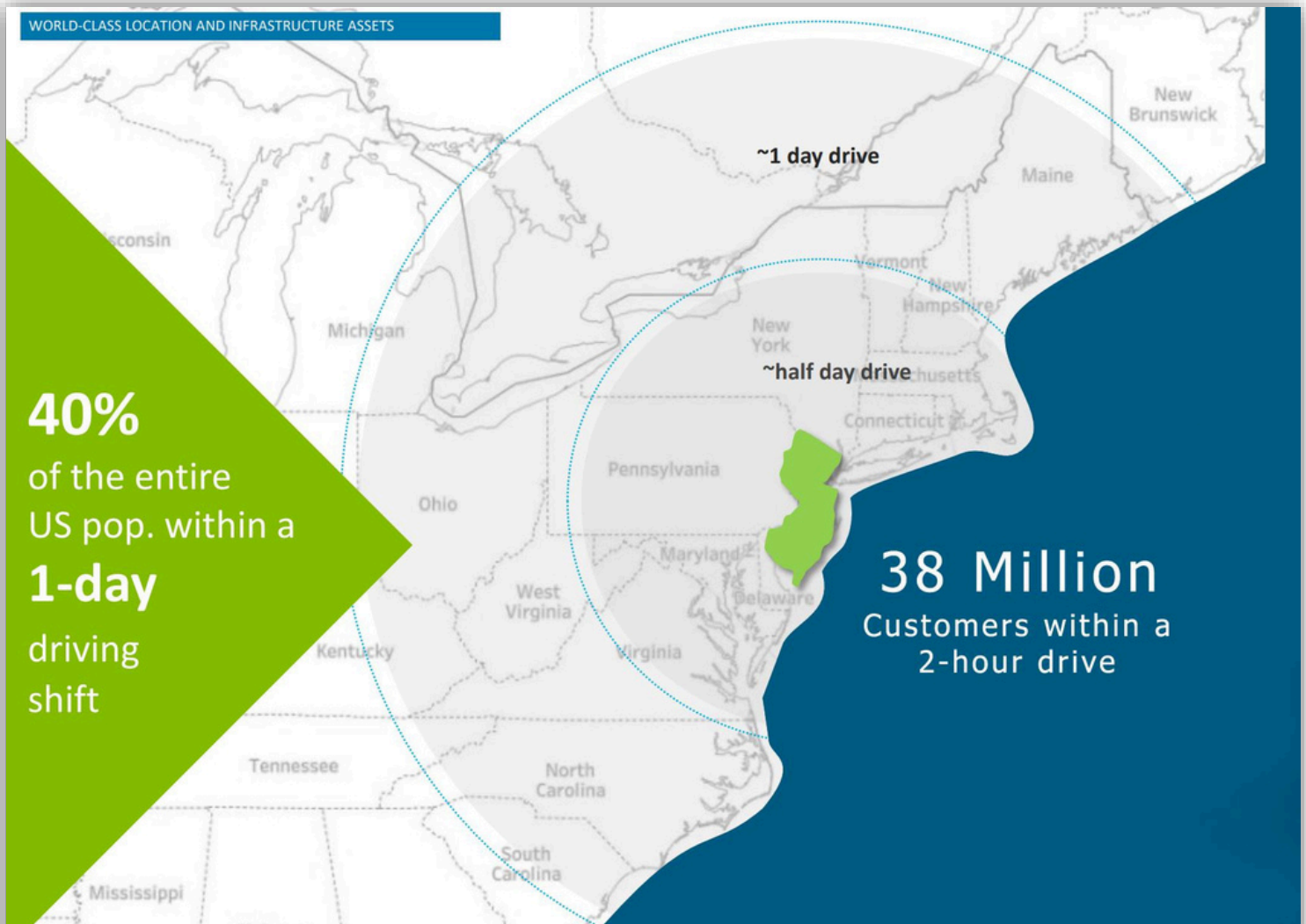


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DRIVING DISTANCE

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

amazon

THE PORT AUTHORITY
OF NEW YORK & NEW JERSEY

NS
NORFOLK SOUTHERN

ARGO

SOUTH JERSEY
FEATURES
13,000+

companies¹, including
established players
and leading
innovators

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

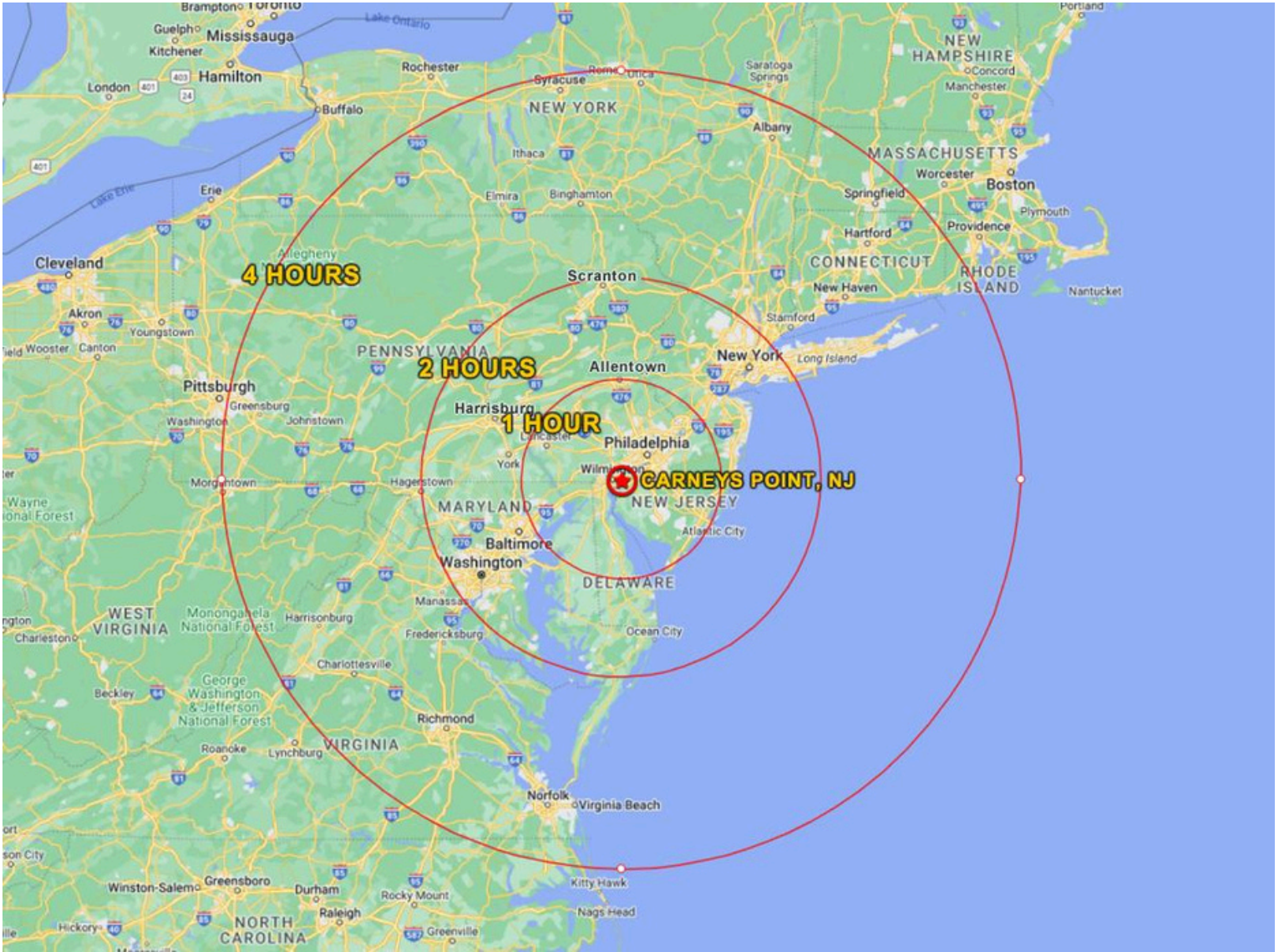
choose:
new jersey NJEDA



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DEMOGRAPHICS



DEMOGRAPHICS	1 HOUR	2 HOURS	4 HOURS	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

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

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



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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 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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