



National Land
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Limecrest Road
Andover, Sussex County, NJ
500,000+ SF Warehouse (73 acres)



Acres: 73+ acres	Site Condition: Cleared w/52,000SF existing building
Zoning: (GI) General Industrial	Permitted Use: Warehouse, Manufacturing
Proposed Bldg Extension: 162,000 SF (214,500 total)	Proposed New Building: 500,000 SF
	Parking Required: 1 spot per 500 SF
Min. Lot Area: 130,000 SF	Rail Access: proposed onsite spur from (L&HR) railbed
Max. Building Height: 35 FT	DEP Wetland: L.O.I. approved
Min. Front Yard: 70 FT	County Road Access: Existing/Approved
Min. Side Yard (each): 30 FT	Max. Building Coverage: 20%
Min. Rear Yard: 50 FT	Max. Impervious Coverage: 60%

This site was previously approved for 2 industrial use buildings. Informal preliminary review with Andover Township for 500,000 SF Warehouse received favorable feedback.

DEP L.O.I. application and review of wetlands was previously completed and approved.

Site has been cleared, graded and prepared for building construction. Existing 52,000 SF steel building (60' height) constructed in 2020 stands 90% completed, as well as a 250' x 450' adjacent foundation. Conceptual designs include a new 162,000 SF steel building extension to the 52,000 SF building, that makes use of the existing adjacent foundation. Alternate conceptual design includes single building up to 500,000 SF, removal or relocation of existing steel building required. Built-to-suit options available for various sizes and configurations.

Rail spur/extension from existing rail line along northeast property line, optional.

National Land Developers, LLC
Media Pennsylvania

Phone: (610) 565-6566
www.NationalLandDevelopers.com



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**CONCEPTUAL PLAN
EXISTING BUILDING W / RAIL LINE**



**CONCEPTUAL PLAN
EXTENDED BUILDING W / RAIL LINE**





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SITE PHOTOS





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SITE PHOTOS

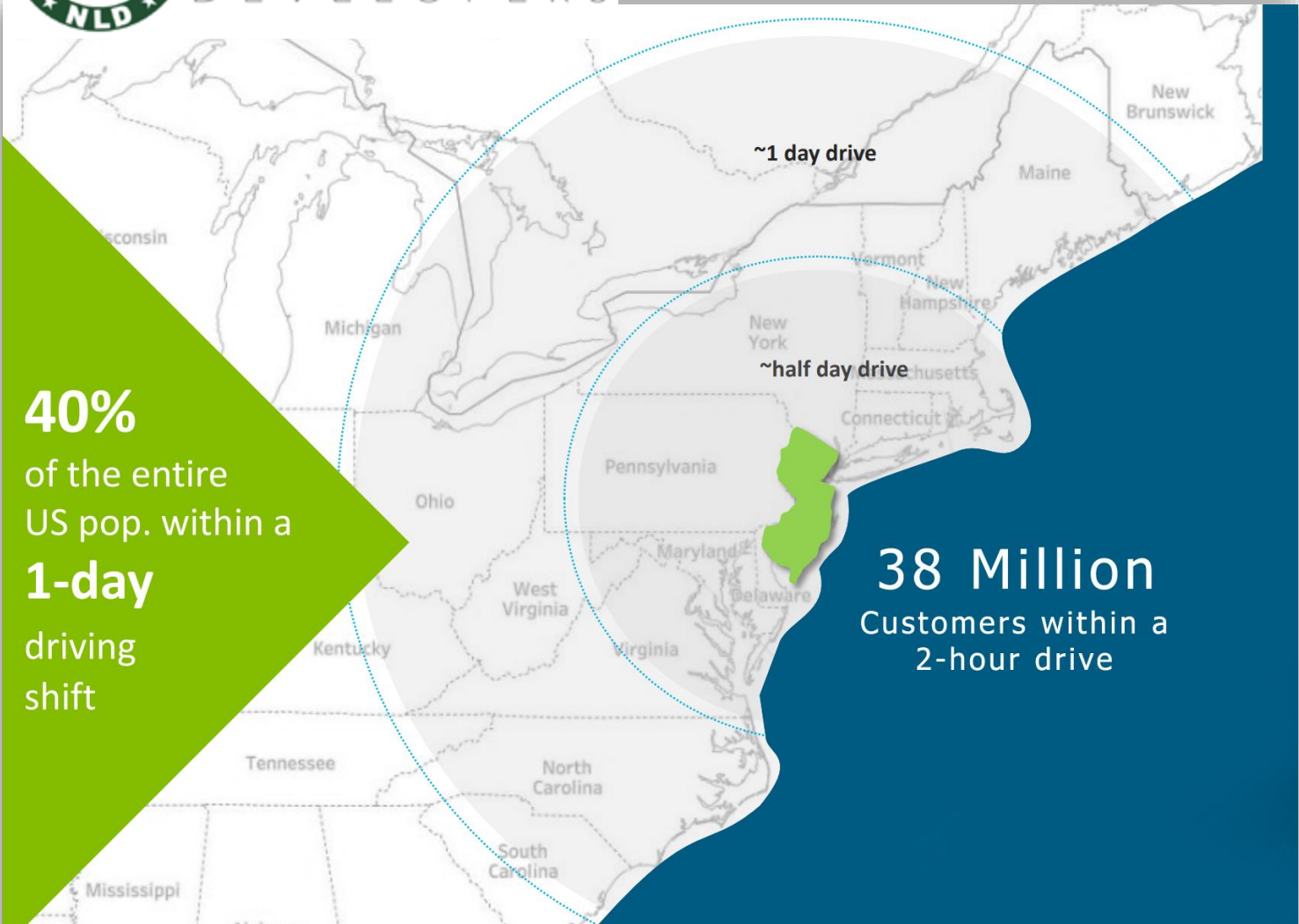




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DRIVING DISTANCE



BEST-IN-CLASS TRANSPORTATION ECOSYSTEM

Operations of leading transportation & logistics companies



THE PORT AUTHORITY OF NEW YORK & NEW JERSEY

KUEHNE+NAGEL

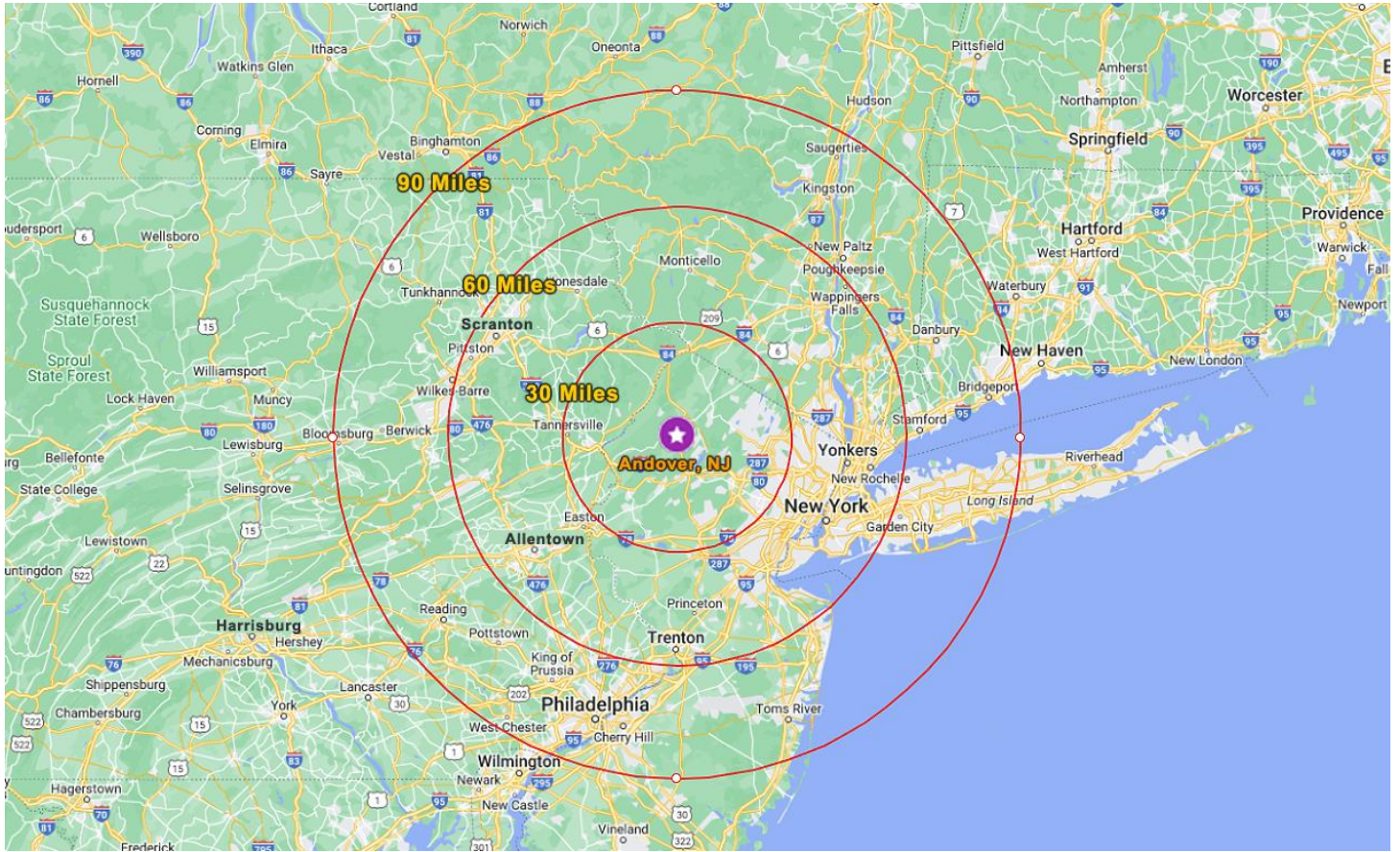


SOUTH JERSEY FEATURES
13,000+

companies¹, including established players and leading innovators

SOURCE: C

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



DEMOGRAPHICS	90 MILES	60 MILES	30 MILES
TOTAL POPULATION	24,460,633	18,225,401	1,342,655
25 TO 44 YEARS OLD	7,504,671	5,132,675	300,988
TOTAL HOUSEHOLDS	10,291,711	6,846,583	486,174

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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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

67 ac Howe Twp PA
800,000+ 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
1,300,000+ SF Industrial

73+ ac Andover NJ
500,000+ 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 & 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

Joseph Marley, President
National Land Developers, LLC
Media, Pennsylvania

Phone: (610) 565-6566 x102
Direct: (610) 633-4504
E-Mail: jmarley@NationalLD.com

www.NationalLandDevelopers.com

Hayley Whiter, Director of Sales
National Land Developers, LLC
Media, Pennsylvania

Phone: (610) 565-6566 x106
Direct: (610) 655-5588
E-Mail: hayley@NationalLD.com

www.NationalLandDevelopers.com