



1745 Hurffville Road
Deptford, NJ

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AVAILABLE FOR SALE

10.6 ACRES OF LAND

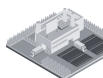
PROPERTY HIGHLIGHTS



Zoning: (LI) Light Industrial



Highways: 1.5 miles from Exit #56 on Route 55



Proposed Yield: 149,000+/- SF



Max Building Height: 50'

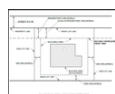


Utilities: Municipal Water & Electric; Septic, no Gas



Allowable Building Coverage: 40%

Allowable Impervious Coverage: 60%



Setbacks: Front - 75'; Side - 25'; Rear - 25' (50' res.)





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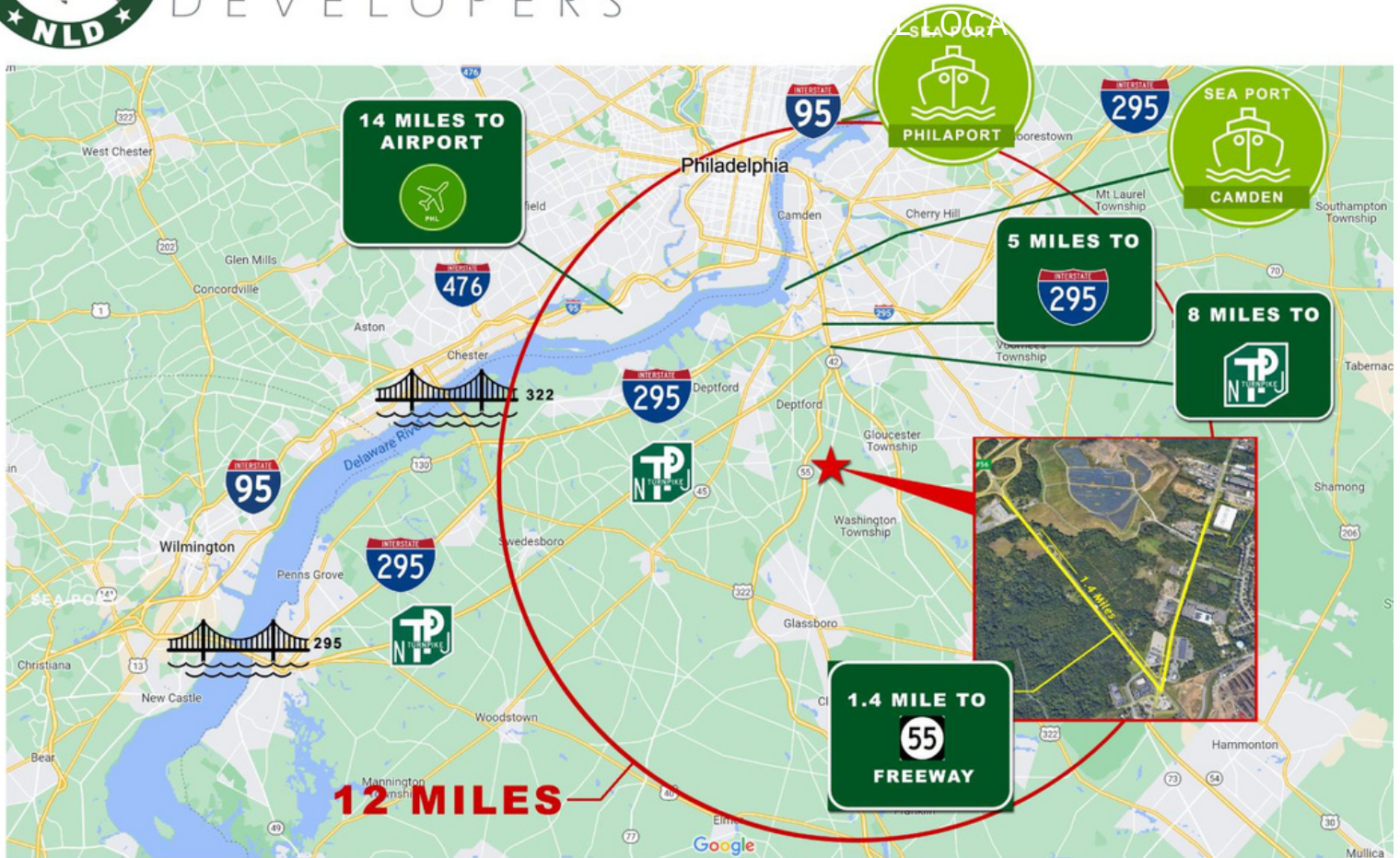
CONCEPT: 149,000 SF





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IDEAL LOCATION



BUILD-TO-SUIT: CUSTOMIZE BUILDING AND SITE LAYOUT TO FIT YOUR SPECIFIC NEEDS

Located along Hurffville Road near Delsea Drive in Deptford, Gloucester County, NJ.

Just 1.5 miles to Route 55 exit # 56.

Located in the Philadelphia market with easy access to I-295 and NJ Turnpike to North Jersey & New York and Wilmington & Baltimore to the south.

International Seaports in Camden, NJ & Phila, PA, approximately 12 miles.

Int'l Airport: Philadelphia: 15 miles

ALL NLD PROJECTS ARE COMMISSIONABLE



IDEAL LOCATION FOR WAREHOUSE/DISTRIBUTION

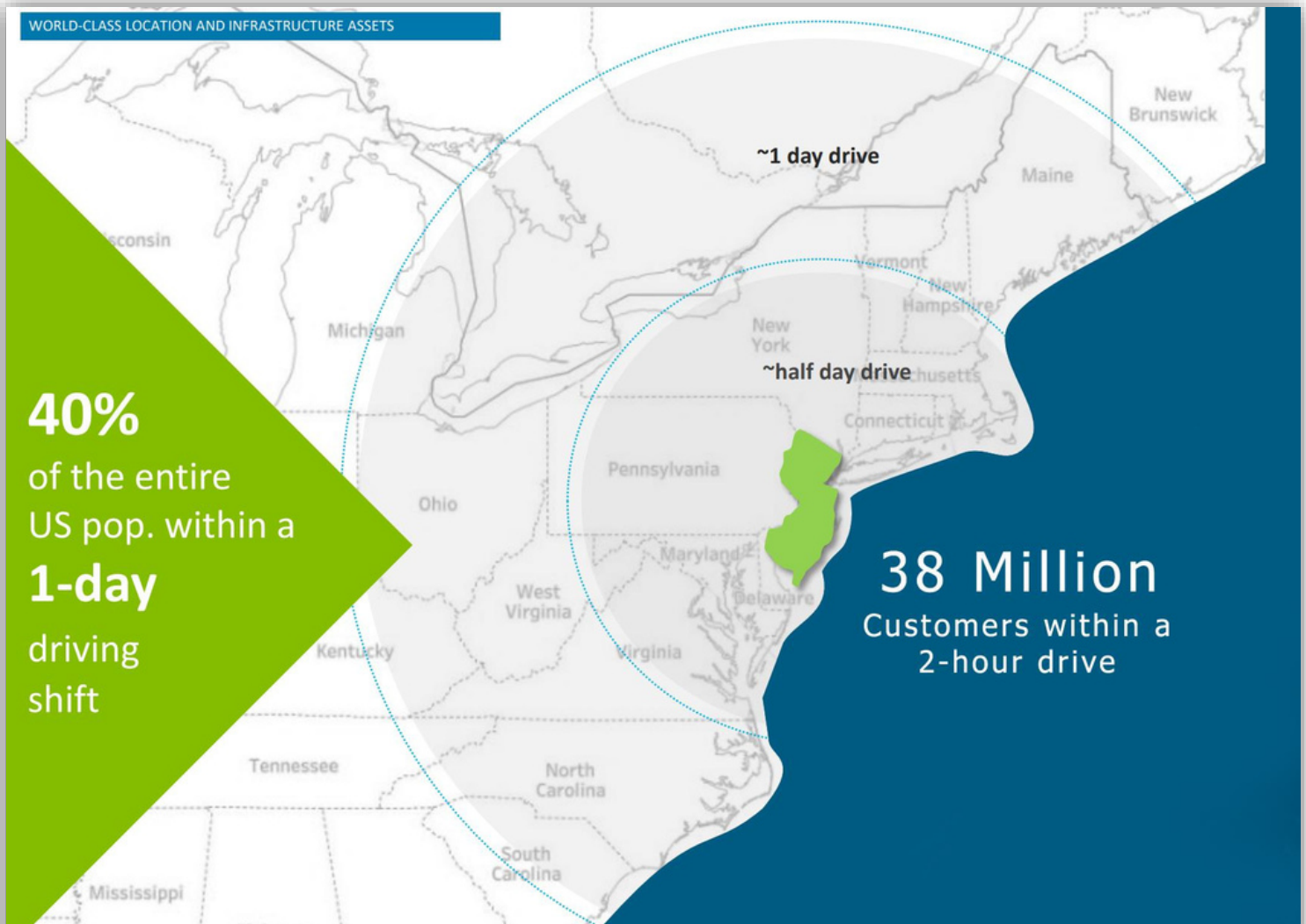


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DRIVING DISTANCE

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

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

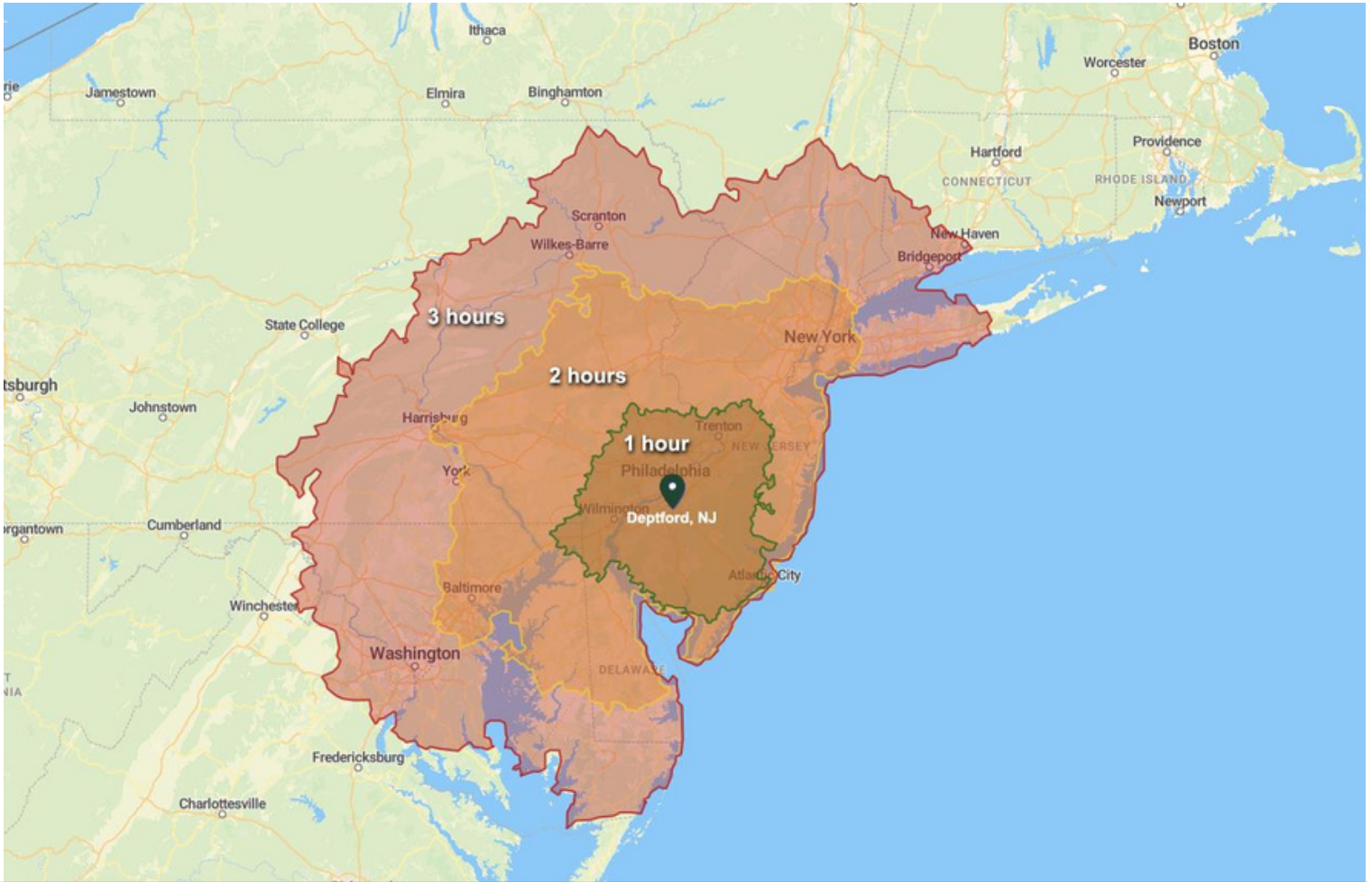
choose:
new jersey NJEDA



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DEMOGRAPHICS



DEMOGRAPHICS	1 HOUR	2 HOURS	3 HOURS
TOTAL POPULATION	6,744,660	28,347,046	42,775,827
25 TO 44 YEARS OLD	2,593,782	9,516,797	11,855,938
TOTAL HOUSEHOLDS	3,797,371	13,350,079	16,624,540

MAJOR CITIES	MILES
PHILADELPHIA, PA	13
WILMINGTON, DE	34
TRENTON, NJ	42
ATLANTIC CITY, NJ	51
EDISON, NJ	66
ALLENTOWN, PA	76
NEW YORK, NY	94
BALTIMORE, MD	101
HARRISBURG, PA	120
SCRANTON, PA	138

SEA PORTS	MILES
PHILAPORT	17
CAMDEN, NJ (BALZANO)	10
PORT OF WILMINGTON, DE	34
PORT OF NEWARK, NJ	87
PORT OF BALTIMORE, MD	105

INT'L AIRPORTS	MILES
PHILADELPHIA (PHL)	16
WILMINGTON (ILG)	38
ATLANTIC CITY (ACY)	43
NEWARK (EWR)	82
JOHN F. KENNEDY (JFK)	106
BALTIMORE (BWI)	111



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

www.NationalLandDevelopers.com

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

In Negotiations

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

34 ac Hellam PA
300,000+ SF Industrial

96 ac Andover NJ
750,000+ SF Industrial

In Negotiations

74 ac Kidder Twp PA
461,400+ SF Industrial

In Negotiations

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

In Negotiations

38+ ac Mantua NJ
401,500+ SF Industrial

In Negotiations

20+ ac Hilltown PA
217,000 SF Industrial

37+ ac Greenwich NJ
200,000 SF Industrial

10.5+ ac Deptford NJ
150,000 SF Industrial

153 + ac Archbald PA
1,016,000 SF Industrial

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



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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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