



**Tomlin Station Road
Greenwich, NJ**

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AVAILABLE FOR SALE
37+ ACRES OF LAND

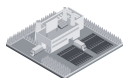
PROPERTY HIGHLIGHTS



Zoning: Business Park District
Warehouse allowed



Max Building Height: 40'



Proposed Bldg: 200,000+/- SF



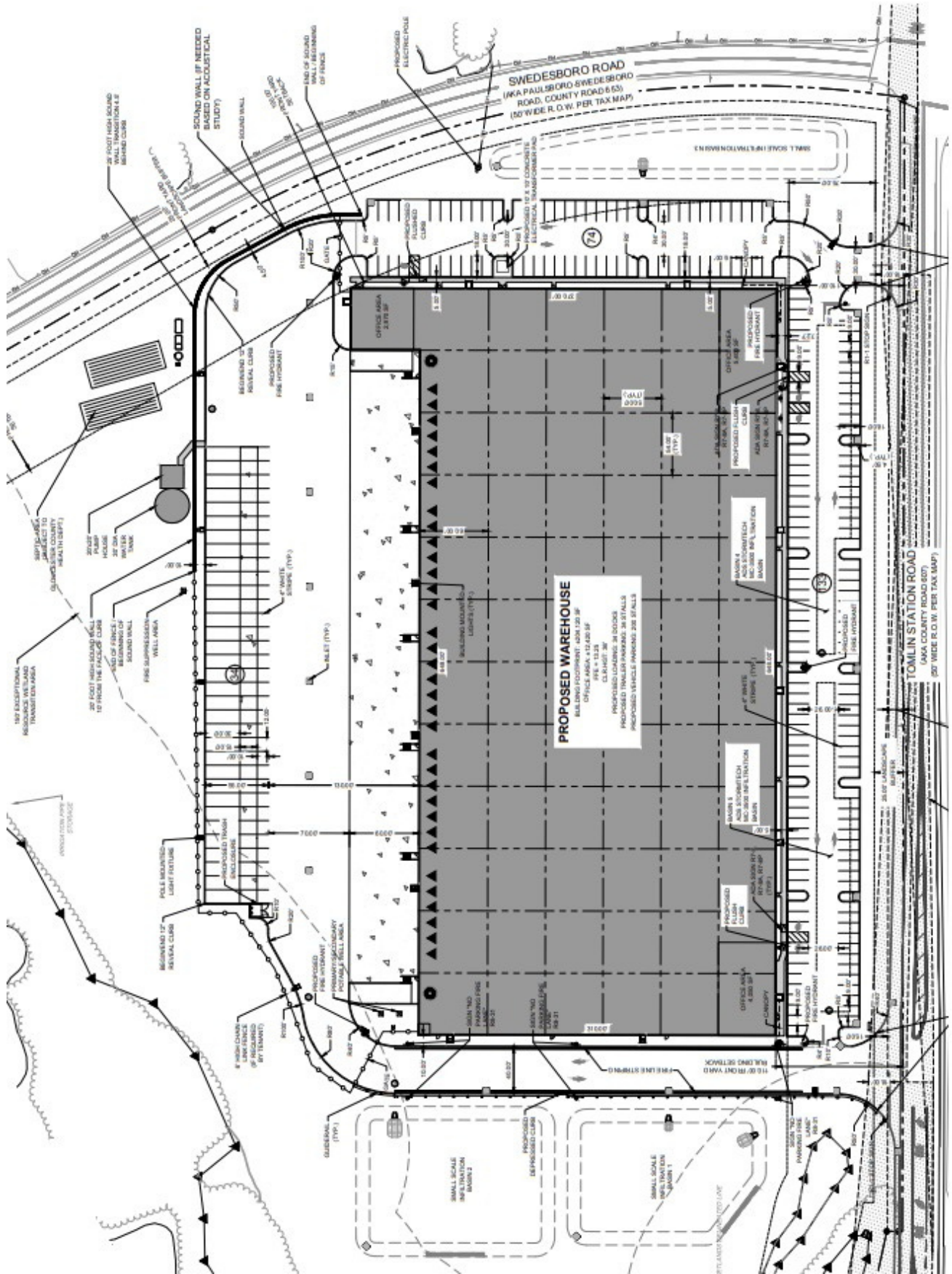
Allowable Building Coverage: 25%
Allowable Lot Coverage: 65%



Utilities: Onsite Water, Onsite Sewer



Highways:





IDEAL LOCATION FOR WAREHOUSE/DISTRIBUTION

This property is an ideal location for our proposed warehouse/distribution center, centrally located just .25 miles from I-295 interchange #15 in Greenwich Township, Gloucester County, NJ.

US Route 322, which conveniently bisects south Jersey, is located just 3 miles south on I-295.

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.

I-295 or NJ Turnpike provides 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 in Salem, NJ, with an international seaports in Camden and Philadelphia (Philaport).



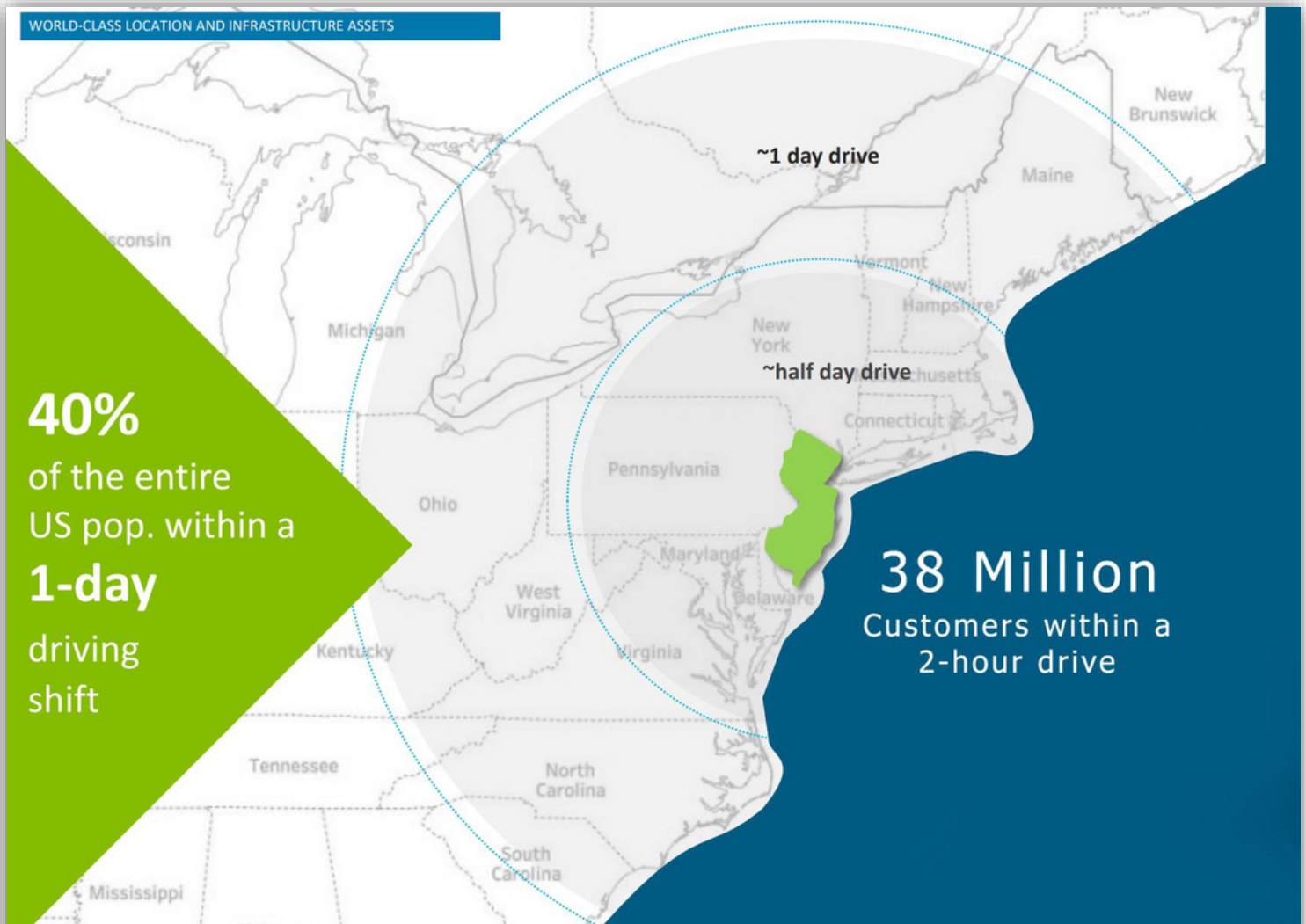


National Land

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

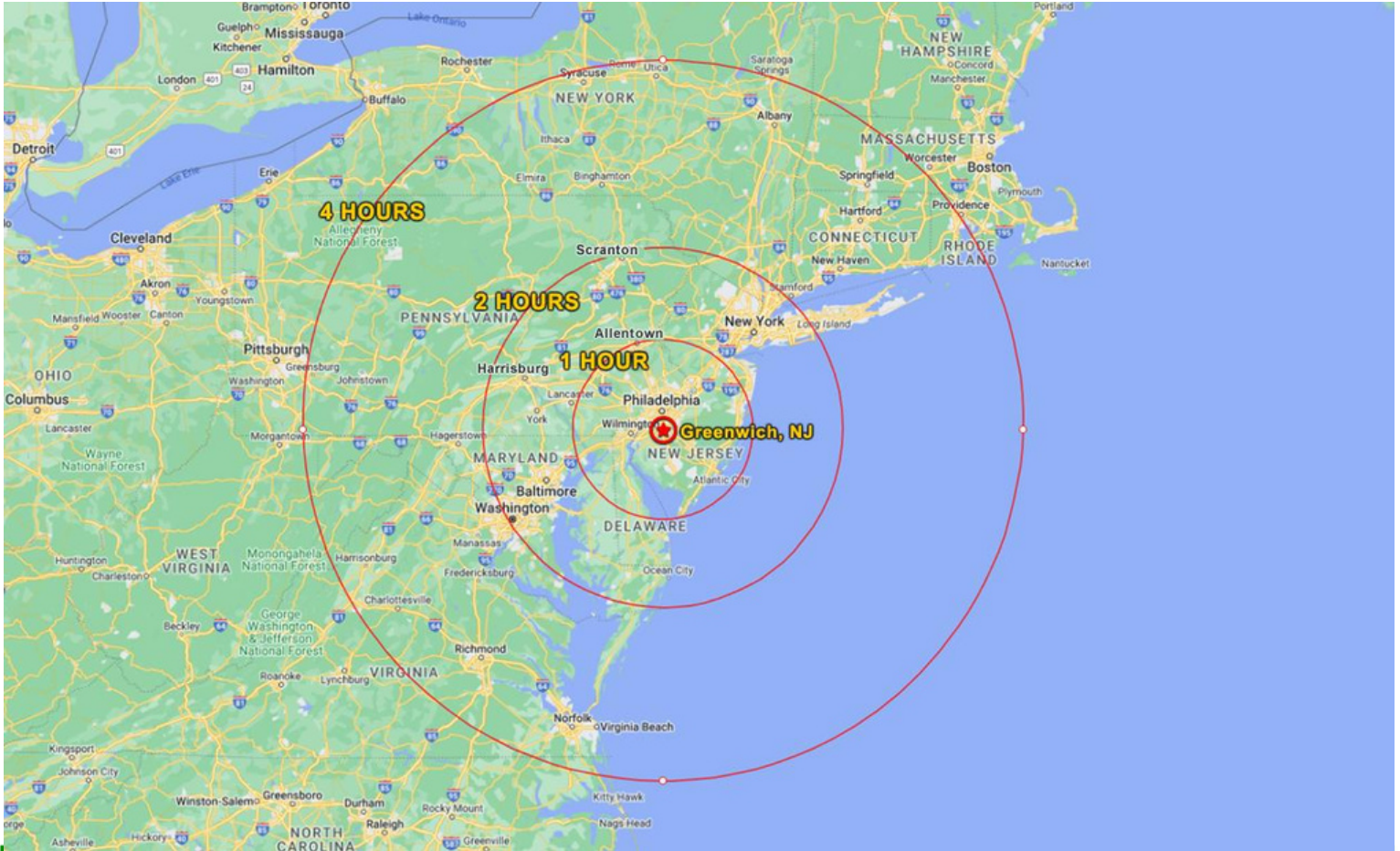
choose:
new jersey NJEDA



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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



National Land DEVELOPERS

INDUSTRIAL • COMMERCIAL

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 are available for lease or purchase.

You can visit our website to submit a request to join our exclusive pre-market first-look list.

ALL NLD PROJECTS ARE COMMISSIONABLE

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

In Negotiations

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

74 ac Kidder Twp PA
461,400+ SF

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

12+ ac Wallkill NY
101,000 SF Industrial



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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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