



**Tomlin Station Road  
Greenwich, NJ**



**AVAILABLE FOR SALE**  
37+ ACRES OF LAND

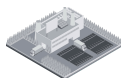
**PROPERTY HIGHLIGHTS**



**Zoning:** Business Park District  
Warehouse allowed



**Max Building Height:** 40'



**Proposed Bldg:** 200,000+/- SF



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



**Utilities:** Water / Sewer - Onsite



**Highways:**



**NATIONAL LAND DEVELOPERS**  
609 East Baltimore Pike  
Media, PA 19063  
NationalLandDevelopers.com

**JOSEPH MARLEY**

President

Office: 610.565.6566

Direct: 610.633.4504

Email: JMarley@NationalLD.com





## 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).



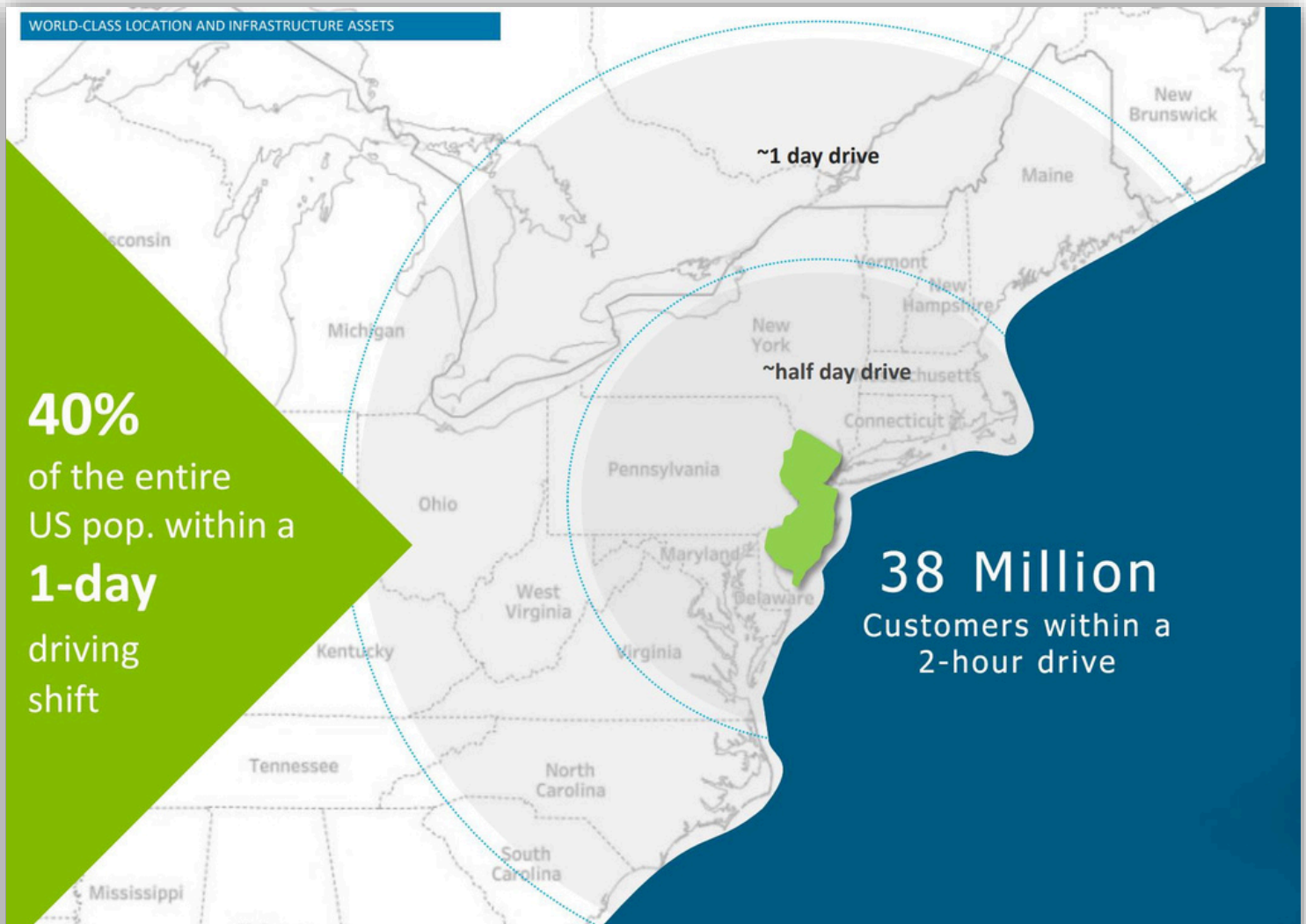


# National Land

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

HoPman  
ENTERPRISES

NFI

SUBARU

DHL

KUEHNE+NAGEL

BMW

THE PORT AUTHORITY  
OF NEW YORK & NEW JERSEY

amazon

NS  
NORFOLK SOUTHERN

ARGO

SOUTH JERSEY  
FEATURES  
**13,000+**

companies<sup>1</sup>, including  
established players  
and leading  
innovators

ups

CSX

LANGER

PROLOGIS

XPO  
Logistics

JAGUAR

PINNACLE  
Freight Systems, Inc.

VIAHER

CERES

<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

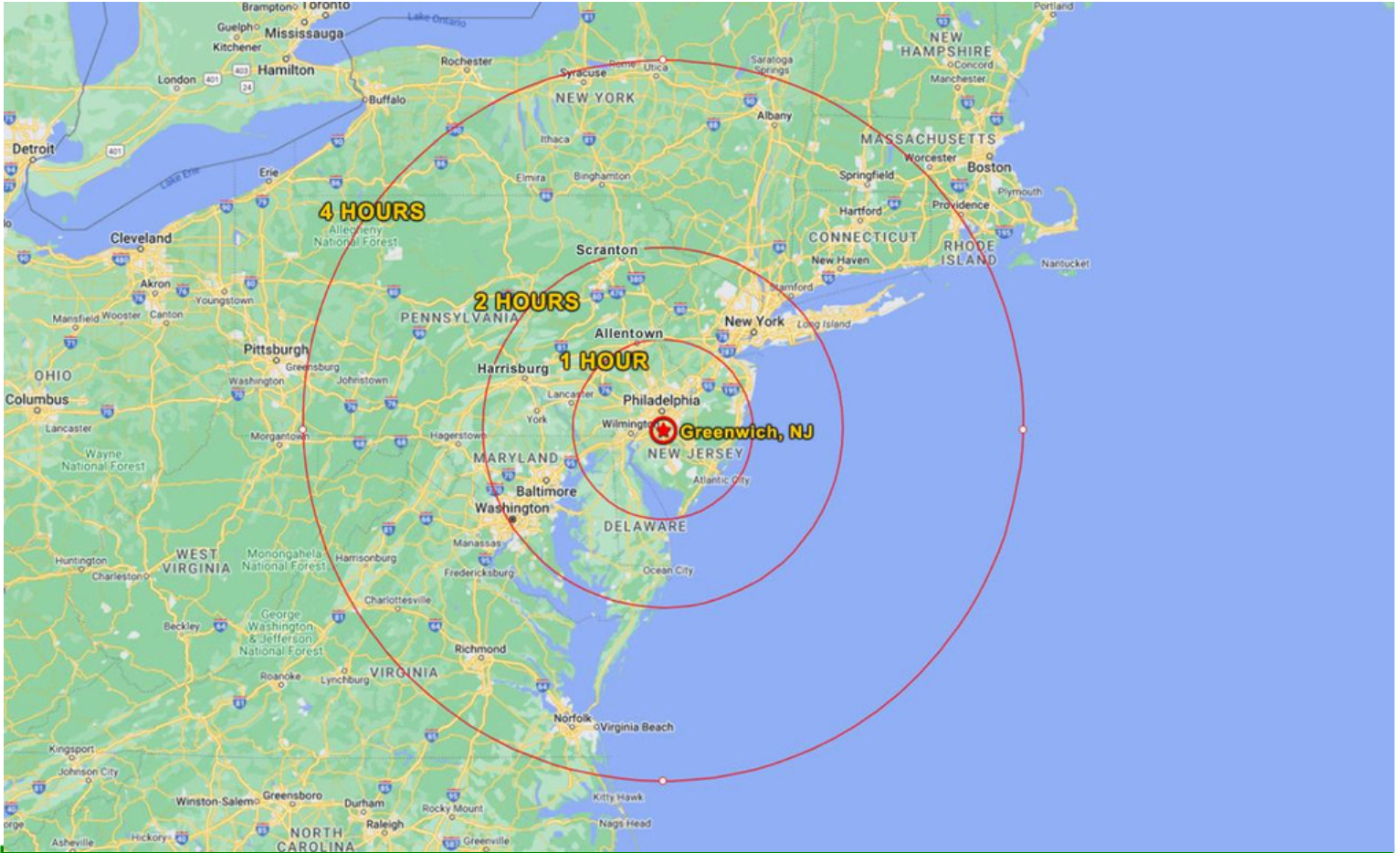
choose:  
new jersey NJEDA



# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

## 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

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

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

**67 ac Howe Twp PA**  
800,000+ SF Industrial

**42 ac Middletown DE**  
600,000+ SF Industrial  
**FULLY APPROVED**

**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

**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

**93 + ac East Hanover PA**  
1,000,000+ SF Industrial

**Coming Soon**

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



# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

## ABOUT US

National Land Developers (NLD) is a privately owned commercial real estate development and investment company specializing in the industrial sector. Our core focus lies in acquiring raw land for development and build-to-suit projects, with the primary goal of maximizing each property's utility to enhance its overall value. At NLD, **we are committed to selling projects at any stage of entitlement.**

Our comprehensive range of services encompasses land acquisitions, conceptual site planning featuring custom building layouts, final engineered plans, site and construction services, as well as optional credit tenant financing as needed. Through strategic partnerships, we boast access to acquire over 75,000 acres across Pennsylvania, New Jersey, and Delaware, granting NLD the unparalleled capability to address diverse geographic and logistical requirements.

NLD presents an exclusive portfolio of assets tailored for industrial, cold storage, warehouse distribution, fleet and truck parking, and manufacturing purposes. For a closer look at our offerings, please visit 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

## CONTACT US

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

Direct: (610) 633-4504  
Office: (610) 565-6566

E-Mail: [jmarley@NationalLD.com](mailto:jmarley@NationalLD.com)

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