

PILOT Program Available



**310 STICKLES POND ROAD**  
Andover, Sussex County, NJ



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

## AVAILABLE FOR SALE



~9 ACRES OF LAND

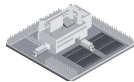
### PROPERTY HIGHLIGHTS



NJ PILOT Program Available



Pro-Development Township



Concept: **80,000 SF** Industrial Warehouse Building



20 Truck Docks - plus additional truck parking



Highways:



### JOSEPH MARLEY

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**National Land Developers, LLC**

NationalLandDevelopers.com | 609 E. Baltimore Pike, Media, PA 19063 | 610.565.6566



# National Land

INDUSTRIAL • COMMERCIAL  
DEVELOPERS

PROPOSED CONCEPT  
80,000 S.F.



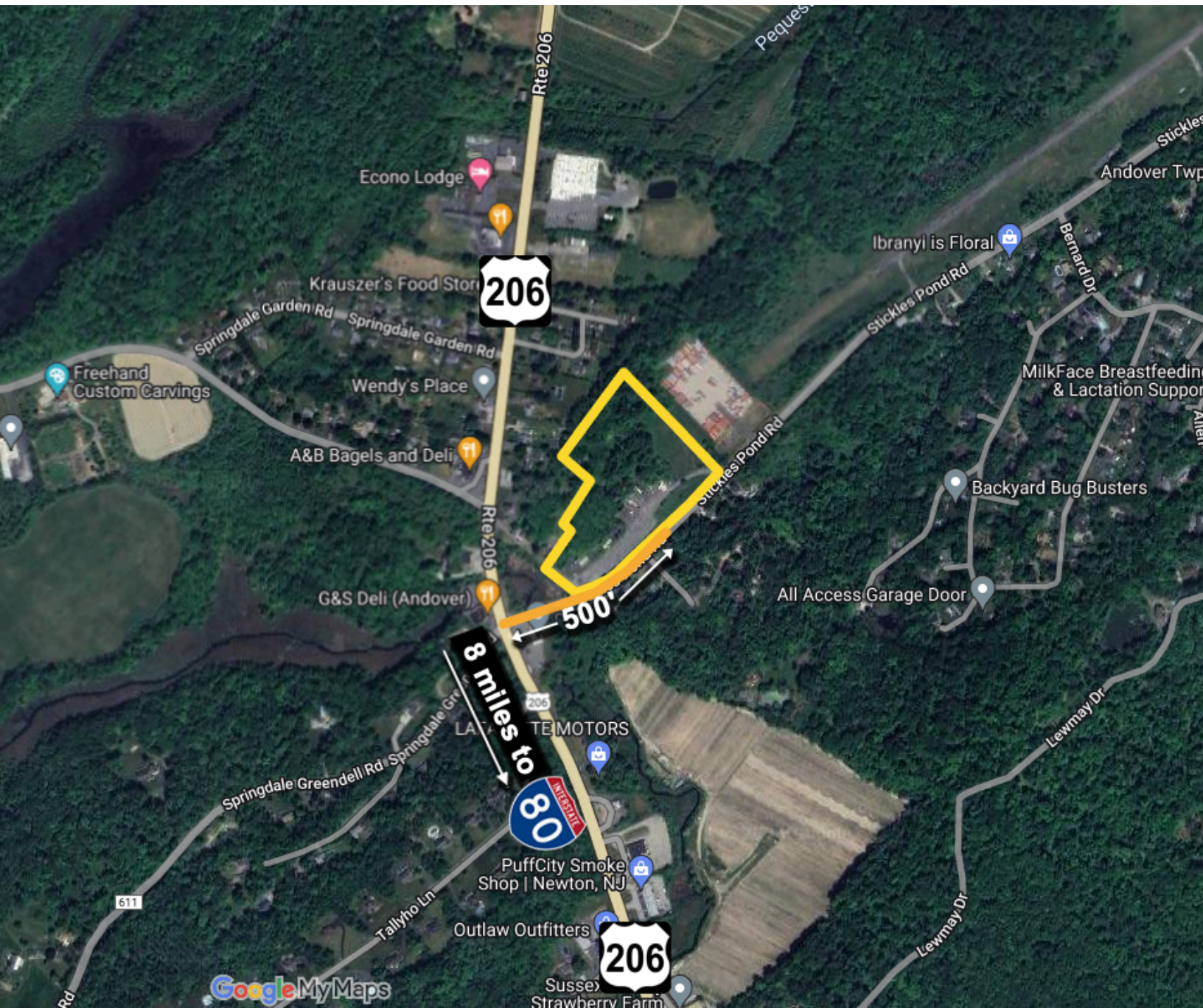
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This 80,000 S.F. proposed warehouse on 8.8 acres sits just 500' from Route 206, a primary north-south artery that connects I-84 to the north with I-80 to the south approximately 40 miles west of New York City











# 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

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