

PILOT Program Available



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AVAILABLE FOR SALE



~9 ACRES OF LAND

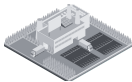
PROPERTY HIGHLIGHTS



NJ PILOT Program Available



Pro-Development Township



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



20 Truck Docks - plus additional truck parking



Highways:



NATIONAL LAND DEVELOPERS

609 East Baltimore Pike

Media, PA 19063

NationalLandDevelopers.com

National Land Developers, LLC

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



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PROPOSED CONCEPT
80,000 S.F.

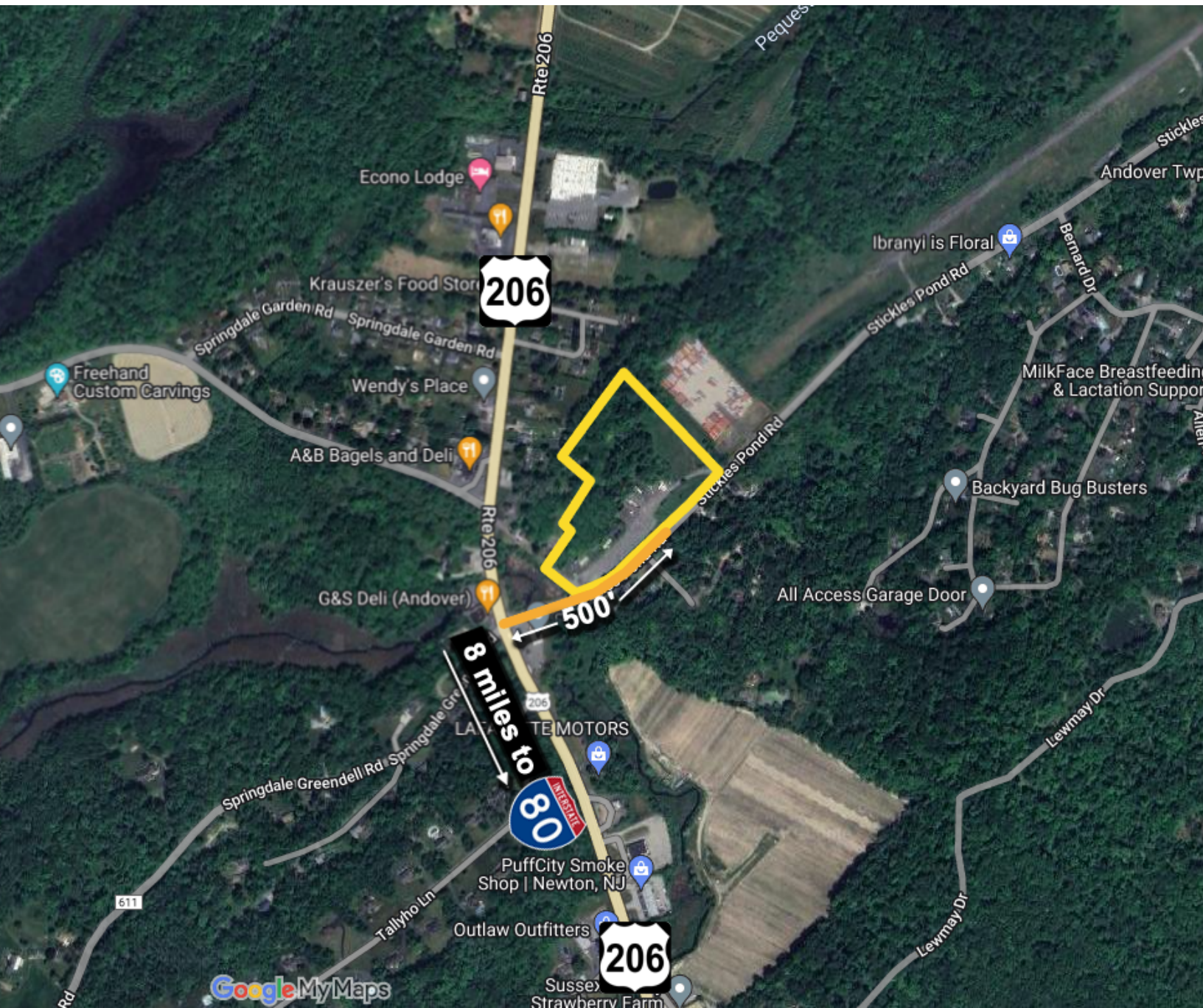


National Land Developers, LLC

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



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

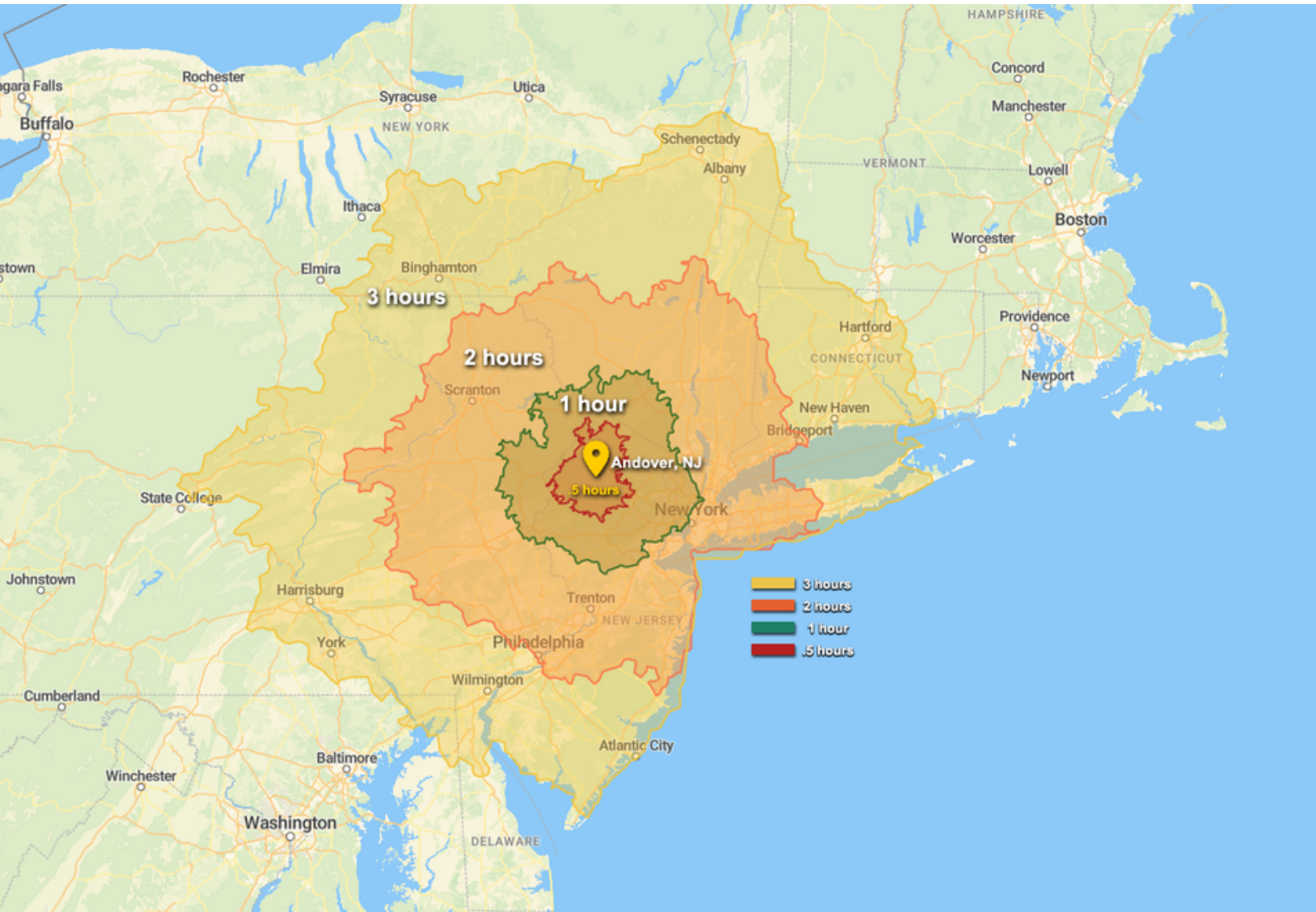




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LABOR & LOGISTICS



| DEMOGRAPHICS | 1/2 HOUR | 1 HOUR | 2 HOURS |
|------------------------------|-----------|------------|------------|
| TOTAL POPULATION | 1,512,502 | 18,817,452 | 31,978,347 |
| TOTAL HOUSEHOLDS | 550,427 | 7,167,881 | 12,113,148 |
| LABOR FORCE | 773,626 | 9,582,222 | 17,866,815 |
| AVG. ANNUAL WAGE (Warehouse) | \$51,639 | \$45,595 | \$44,755 |

| SEA PORTS | MILES |
|------------------------|-------|
| PORT OF NEWARK, NJ | 40 |
| PORT OF PHILADELPHIA | 70 |
| CAMDEN, NJ (BALZANO) | 80 |
| PORT OF BRIDGEPORT, CT | 93 |

| INT'L AIRPORTS | MILES |
|-----------------------|-------|
| NEWARK (EWR) | 50 |
| JOHN F. KENNEDY (JFK) | 75 |
| W-B/SCRANTON (AVP) | 83 |
| PHILADELPHIA (PHL) | 106 |

| 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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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

12+ ac Wallkill NY
101,000 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 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.

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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