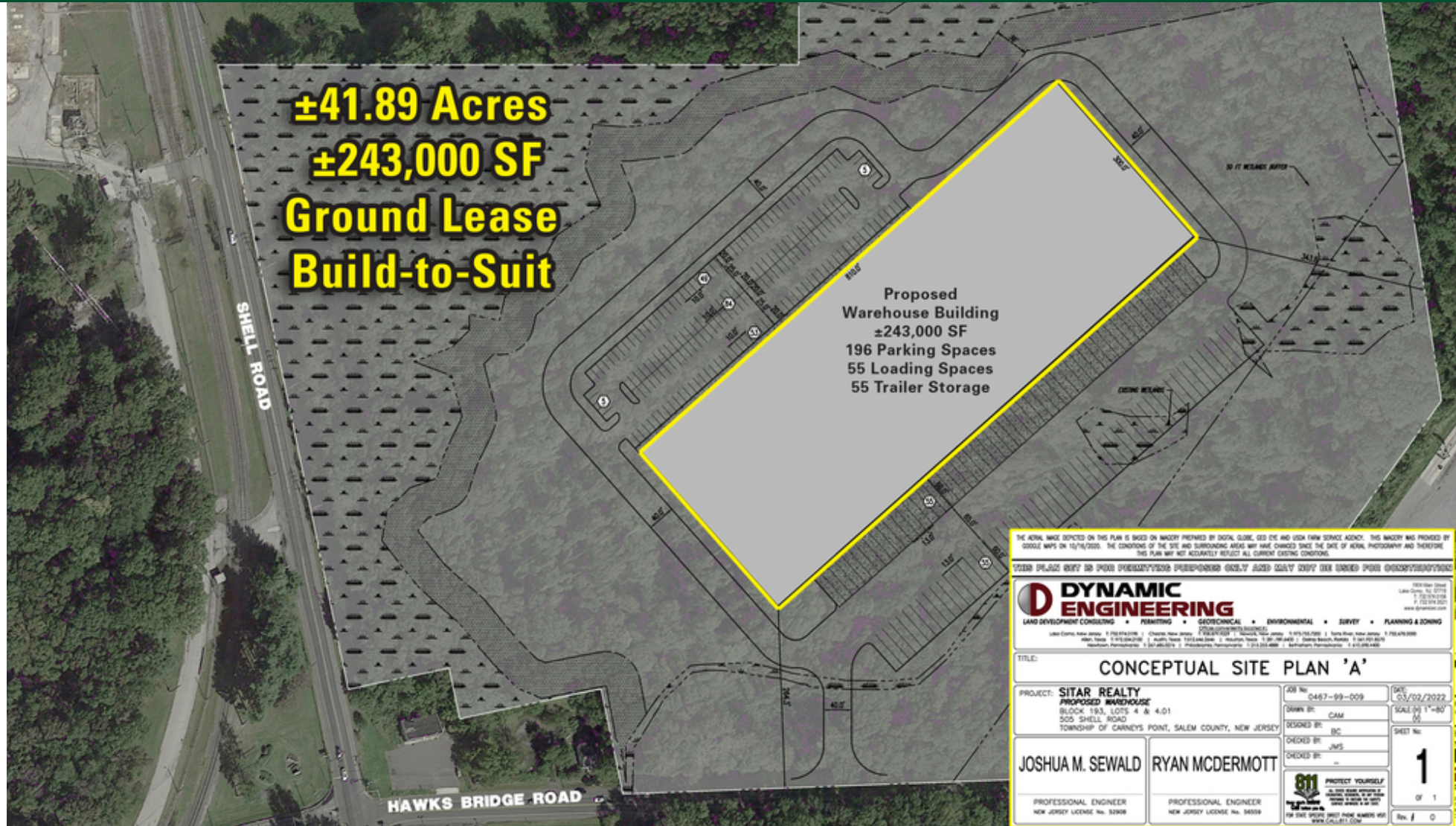


FOR LEASE | GROUND LEASE OR BUILD-TO-SUIT

# PROPOSED WAREHOUSE

505 Shell Road | Carneys Point, NJ 08069



FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius | P: 732.449.2000 X2200 | C: 908.285.4322 | loelius@sitarcompany.com

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## PROPERTY SUMMARY

Available SF:	±
Lease Rate:	N/A
Lot Size:	± 41.89 Acres
APN #:	Block 193, Lots 4 and 4.1
Zoning:	GI
Cross Streets:	Hawks Bridge Road

## PROPERTY OVERVIEW

Proposed Warehouse Distribution Center Near Delaware Memorial Bridge. Carneys Point is a CANNABIS friendly town. The proposed warehouse can be used for the manufacture and cultivation of CANNABIS.

## LOCATION OVERVIEW

The property is ideally located within 1/2 mile of the Delaware Memorial Bridge, Interstate 295, Route 130, Route 40, and the New Jersey Turnpike, and has ample frontage along Route 130 and Route 295. This site is optimum for a company who wants direct access to these major arteries.

## PROPERTY HIGHLIGHTS

- Located in Qualified Opportunity Zone
- 55 loading docks
- 55 trailer storage spaces
- 196 parking spaces

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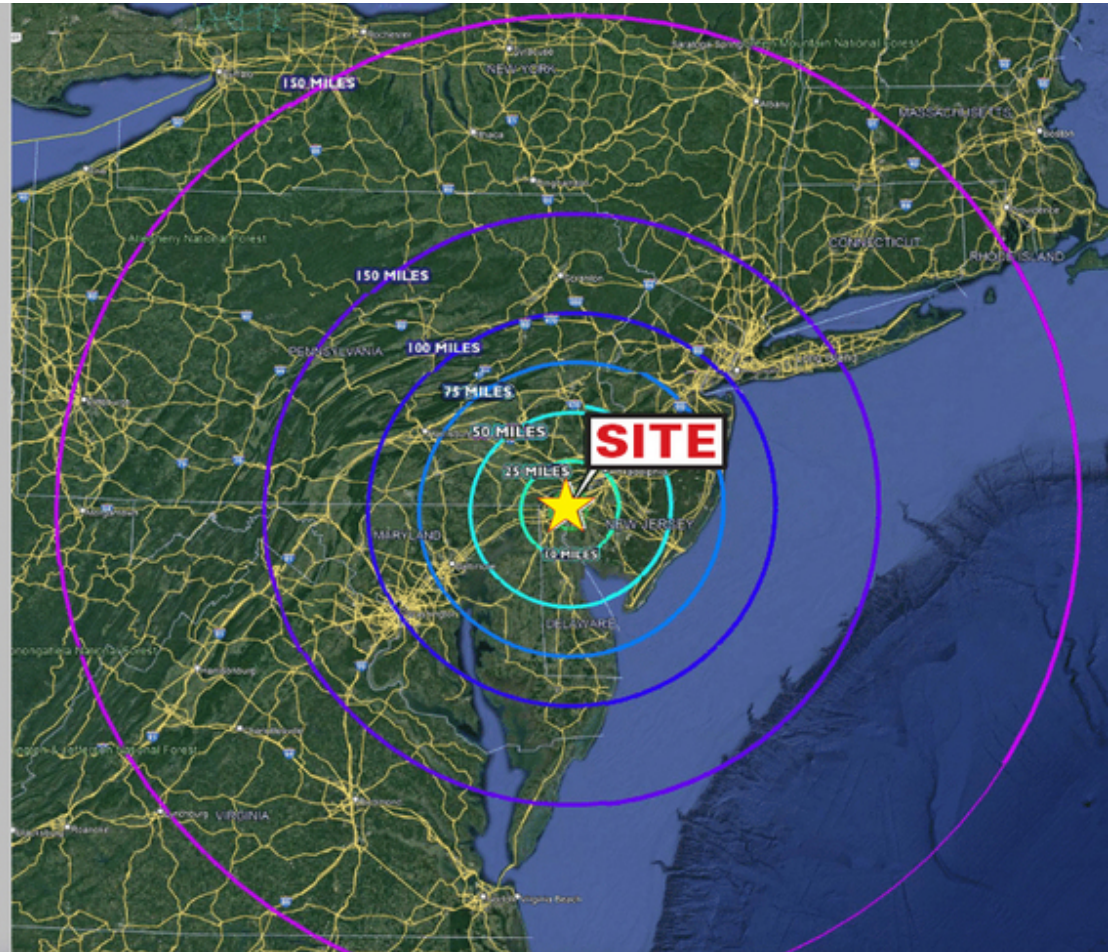
# PROPOSED WAREHOUSE

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## Distance Analysis

Location	Drive-Time to Site	Distance
I-95 / NJ TPKE:	1 MINUTE	0.3 MILES
I-295:	.5 MINUTES	0.2 MILES
I-495:	15 MINUTES	10 MILES
PORT OF WILMINGTON, DE:	22 MINUTES	23 MILES
PORT OF PHILADELPHIA, PA:	40MINUTES	33 MILES
PORT OF BALTIMORE, MD:	1 HOUR, 22 MINUTE	79 MILES
PORT OF NEWARK, NJ	1 HOUR, 42 MINUTE	110 MILES
LEHIGH VALLEY, PA	1 HOUR, 30 MINUTE	85 MILES
HARRISBURG, PA	2 HOUR DRIVE TIME	90 MILES
WASHINGTON, DC	1 HOUR, 45 MINUTE	105 MILES
NEW YORK CITY, NY	2 HOUR DRIVE TIME	115 MILES
HAGERSTOWN, MD	2 HOUR, 40 MINUTE	160 MILES



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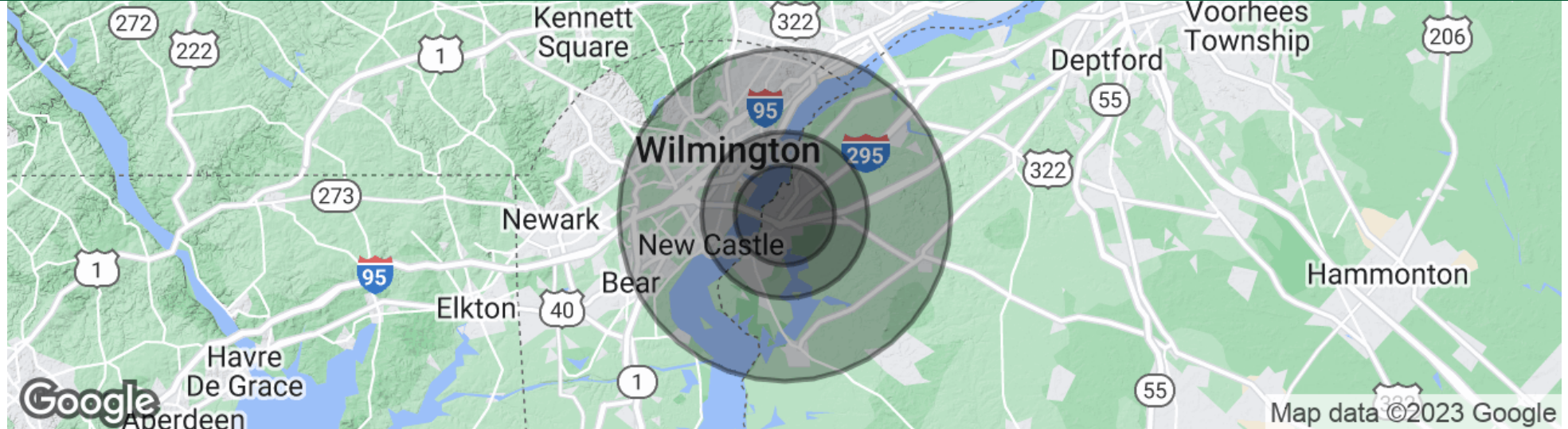
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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	14,108	61,873	342,356
Average Age	39.5	38.3	40.2
Average Age (Male)	36.4	36.2	38.4
Average Age (Female)	43.1	40.1	42.0

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	6,246	26,176	147,171
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$65,359	\$61,308	\$80,927
Average House Value	\$235,560	\$249,632	\$249,981

\* Demographic data derived from 2020 ACS - US Census

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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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