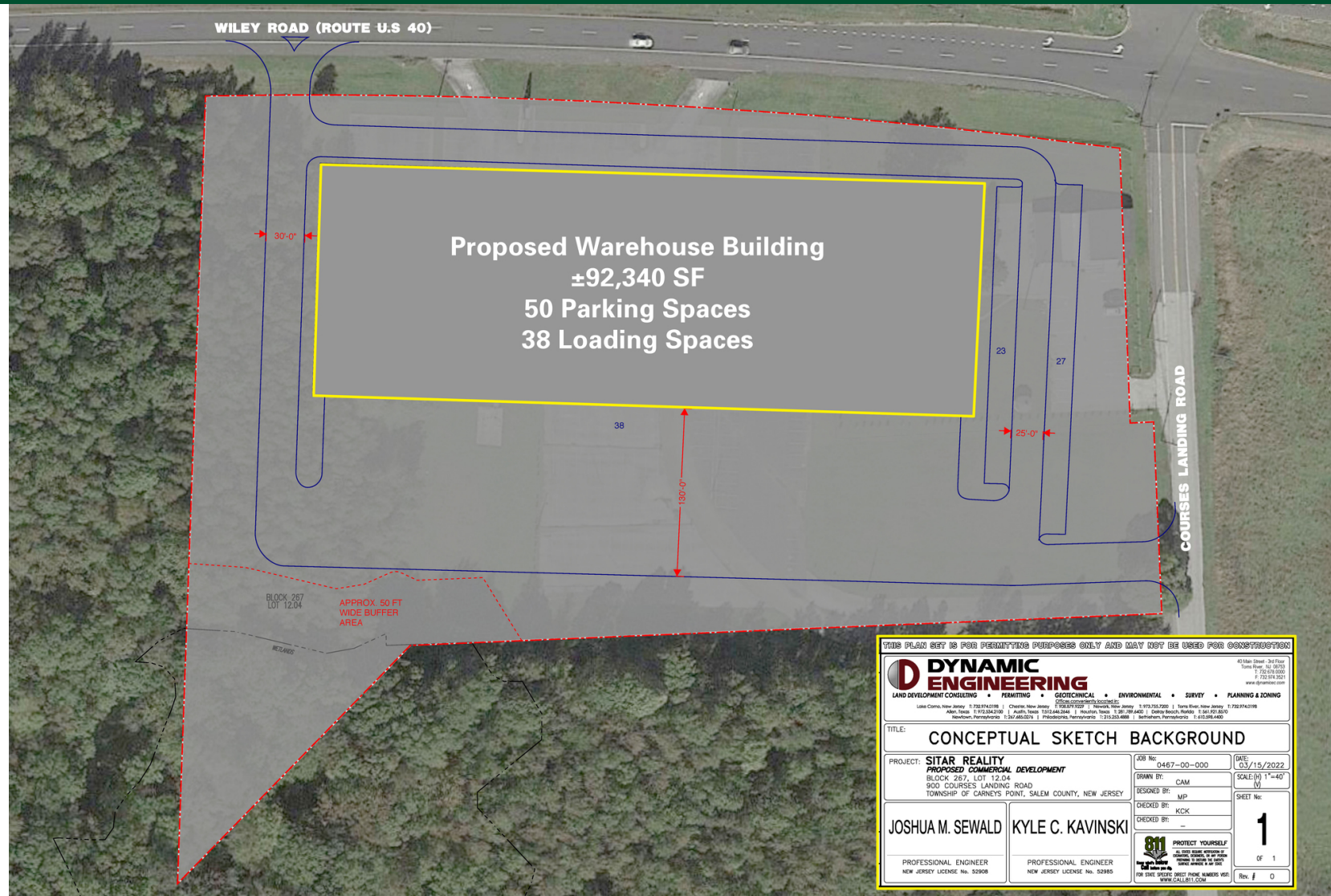


FOR LEASE | GROUND LEASE OR BUILD-TO-SUIT

PROPOSED WAREHOUSE FOR CANNABIS



900 Courses Landing Road | Carneys Point, NJ 08069



FOR MORE INFORMATION, PLEASE CONTACT:

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

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
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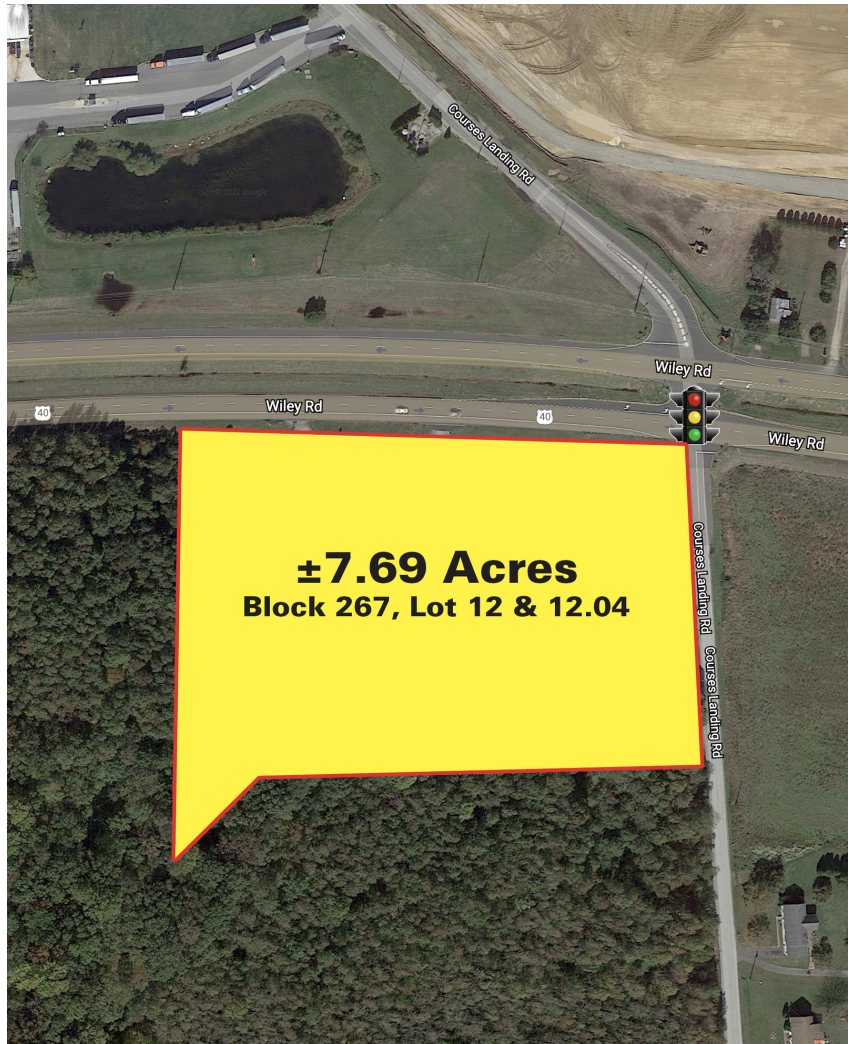
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900 Courses Landing Road | Carneys Point, NJ 08069



PROPERTY SUMMARY

Lease Rate:	N/A
Lot Size:	± 7.69 Acres
APN #:	Block 267, Lots 12 and 12.04
Cross Streets:	Route 40

PROPERTY OVERVIEW

Proposed ± 92,340 SF warehouse building with 50 parking spaces and 38 loading spaces. Carneys Point is a CANNABIS friendly town. Currently there are two retail buildings on the site which could be used for retail CANNABIS sales, and the proposed warehouse could be used for the manufacture and cultivation of CANNABIS.

LOCATION OVERVIEW

Located on heavily traveled Route 40 and in close proximity to all major highways including Route 295, 49, 130, 48 and the NJ Turnpike. Just minutes to Delaware Memorial Bridge and Port of Wilmington in Delaware.

PROPERTY HIGHLIGHTS

- Located at a fully signalized intersection which it shares with Amazon and McLane warehouses.
- Located just 2 miles from new warehouse development.
- Located in Opportunity Zone and Redevelopment Zone.
- PILOT Program.
- Two retail buildings currently exist on site -- 8,600 SF and 2,500 SF

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PROPOSED WAREHOUSE FOR CANNABIS



900 Courses Landing Road | Carneys Point, NJ 08069

900 Courses Landing Road, Carneys Point, NJ
6.18 Acres - 8,656 SF Former Restaurant



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PROPOSED WAREHOUSE FOR CANNABIS



900 Courses Landing Road | Carneys Point, NJ 08069

896-898 Courses Landing Road, Carneys Point, NJ 1.51 Acres - 2,520 SF Former Bar/Catering Hall



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PROPOSED WAREHOUSE FOR CANNABIS

Sitar
Realty Company

900 Courses Landing Road | Carneys Point, NJ 08069



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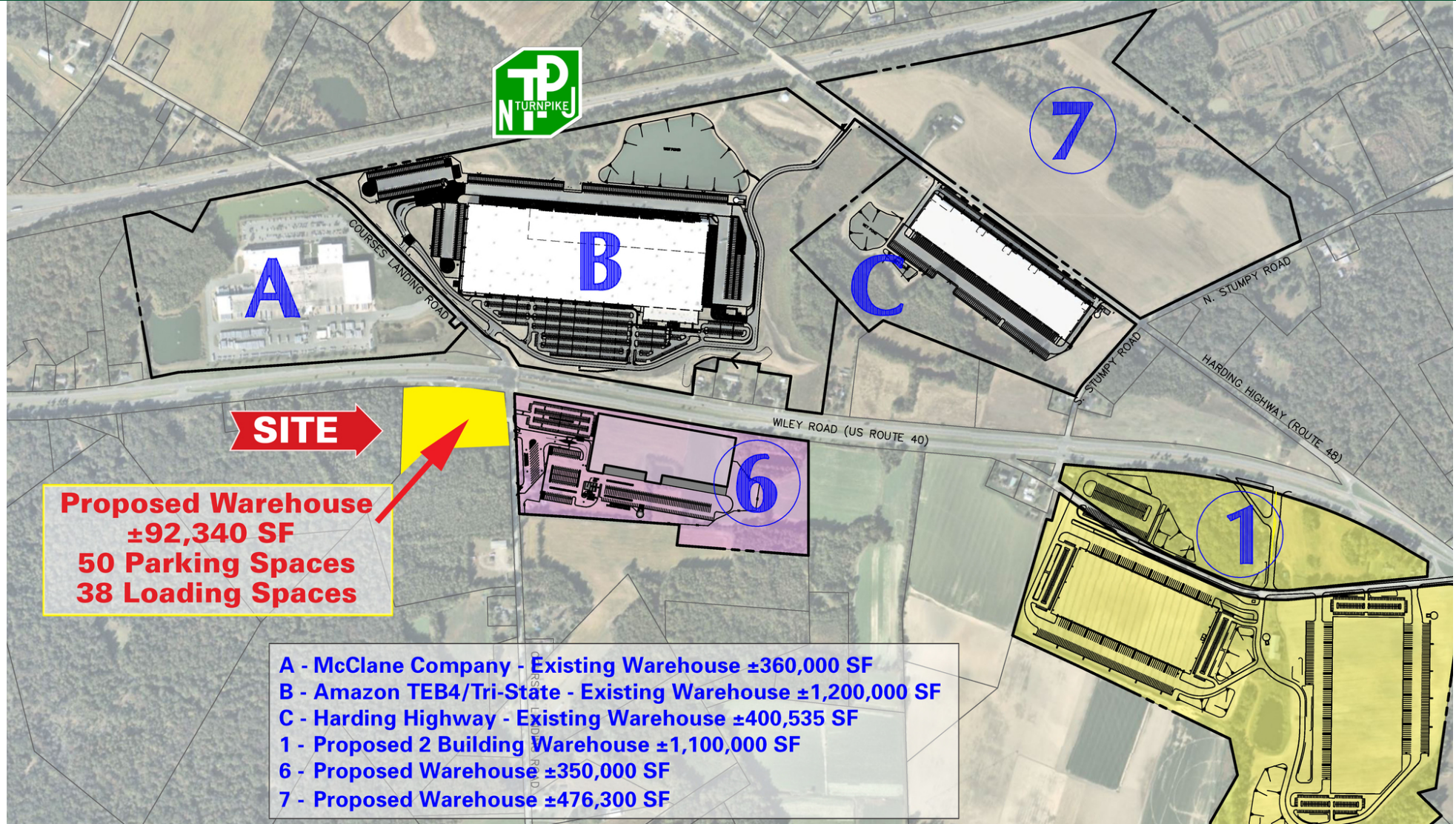
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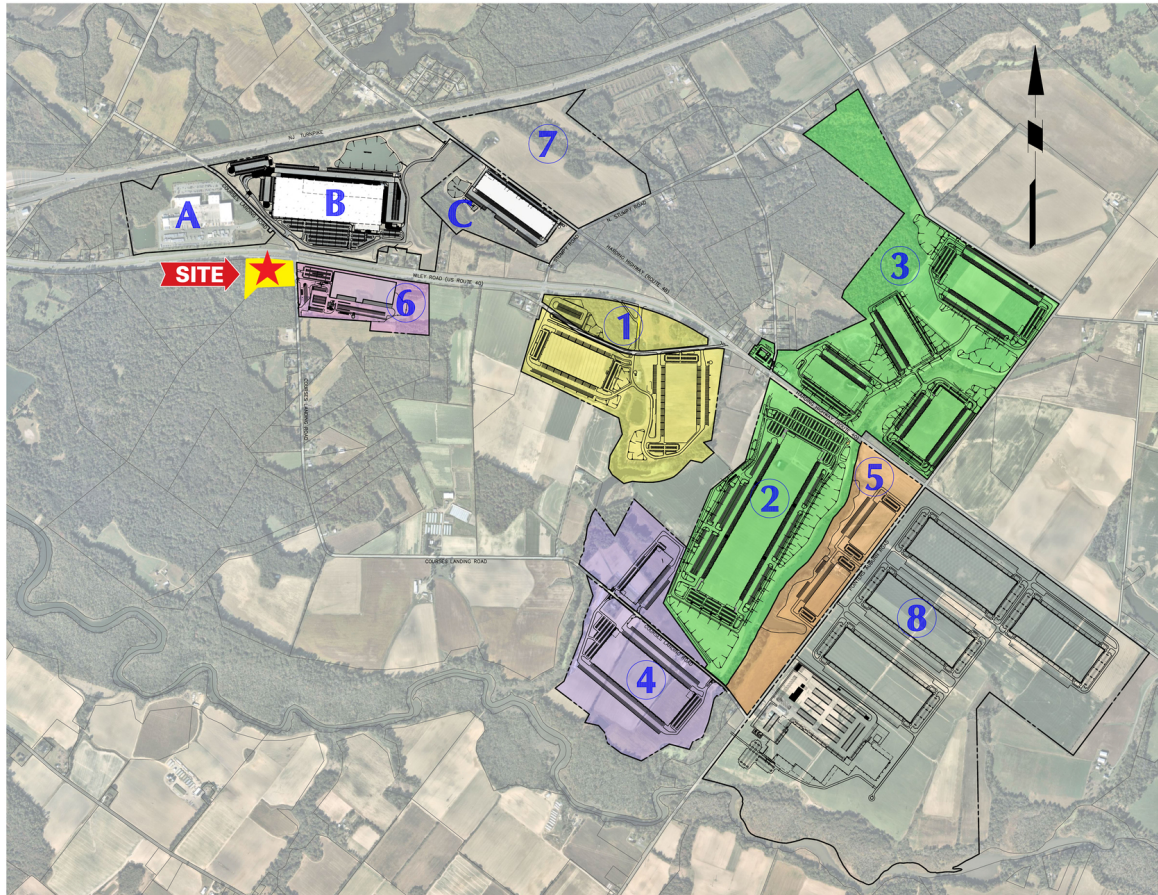


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900 Courses Landing Road | Carneys Point, NJ 08069



ID #	Project Name	Site Address	Use	No. of Buildings	Total S.F.*	Domestic Water Demand (GPD)*	Fire Flow (GPM)
A	McLane Company Inc.	743 Courses Landing Road	Warehouse	1	360,000	15,000	unknown
B	Amazon TEB4 / Tri-State	747 Courses Landing Road	Warehouse	1	1,200,000	25,000	unknown
C	Harding Highway	826 Harding Highway	Warehouse	1	400,535	7,500	unknown
1	Rockefeller	70 Forest Lane	Warehouse	2	1,100,000	26,000	**
2	Kelly Farm South	1379 Courses Landing Road	Warehouse	1	1,755,000	53,000	**
3	Kelly Farm North	1301 Harding Highway	Warehouse	4	1,981,000	53,000	**
4	Catalano	1315 Courses Landing Road	Warehouse	2	1,300,000	40,000	**
5	Catalano East	24 Pointers Auburn Road	Warehouse	2	750,000	22,000	**
6	McLane Freezer	129 Route 40	Warehouse	1	350,000	15,000	**
7***	02 Development	965 Harding Highway	Warehouse	1	476,300	unknown	unknown
8***	NorthPoint	Pilesgrove Township	Warehouse	5	4,700,000	unknown	unknown

*ESTIMATED FIGURES

**FIRE FLOWS MUST BE DETERMINED ON A PROJECT SPECIFIC BASIS. EACH BUILDING IS ASSUMED TO BE 40 FT CLEAR REQUIRING A

FIRE PUMP AND EACH SITE IS ASSUMED TO REQUIRE AN ON SITE FIRE WATER STORAGE TANK.

***PROJECT BEING DESIGNED BY OTHERS

LANGAN

Environmental Services, Inc.

1000 Lakeside Drive, Suite 200

Lawrenceville, NJ 08854

P: 908.285.4322 F: 908.285.4323

www.langan.com

PROJECT

CARNEYS POINT

WAREHOUSES

CARNEYS POINT AND PILESGROVE TOWNSHIPS

SALISBURY COUNTY

NEW JERSEY

Drawing Title

REGIONAL

DEVELOPMENT

EXHIBIT

Sheet 1 of 1

CS101

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900 Courses Landing Road | Carneys Point, NJ 08069

LOCATION:	DISTANCE FROM OUR SITE	TRAVEL TIME FROM OUR SITE
ROUTE 95 / NJ TURNPIKE	2 MILES	4 MINUTE DRIVE
ROUTE 295	2.1 MILES	5 MINUTE DRIVE
ROUTE 495	10 MILES	15 MINUTE DRIVE
PORT OF WILMINTGTON, DE	23 MILES	22 MINUTES
PORT OF PHILADELPHIA, PA	33 MILES	40 MINUTE DRIVE
PORT OF BALTIMORE, MD	79 MILES	1 HOUR 22 MINUTE DRIVE
PORT OF NEWARK, NJ	110 MILES	1 HOUR 42 MINUTE DRIVE
LEHIGH VALLEY, PA	85 MILES	1 HOUR 30 MINUTES
HARRISBURG, PA	90 MILES	2 HOUR DRIVE
WASHINGTON, DC	105 MILES	1 HOUR 45 MINUTE DRIVE
NEW YORK CITY, NY	115 MILES	2 HOUR DRIVE
HAGERSTOWN, MD	160 MILES	2 HOUR 40 MINUTE DRIVE

Distance to Major Cities & Highways



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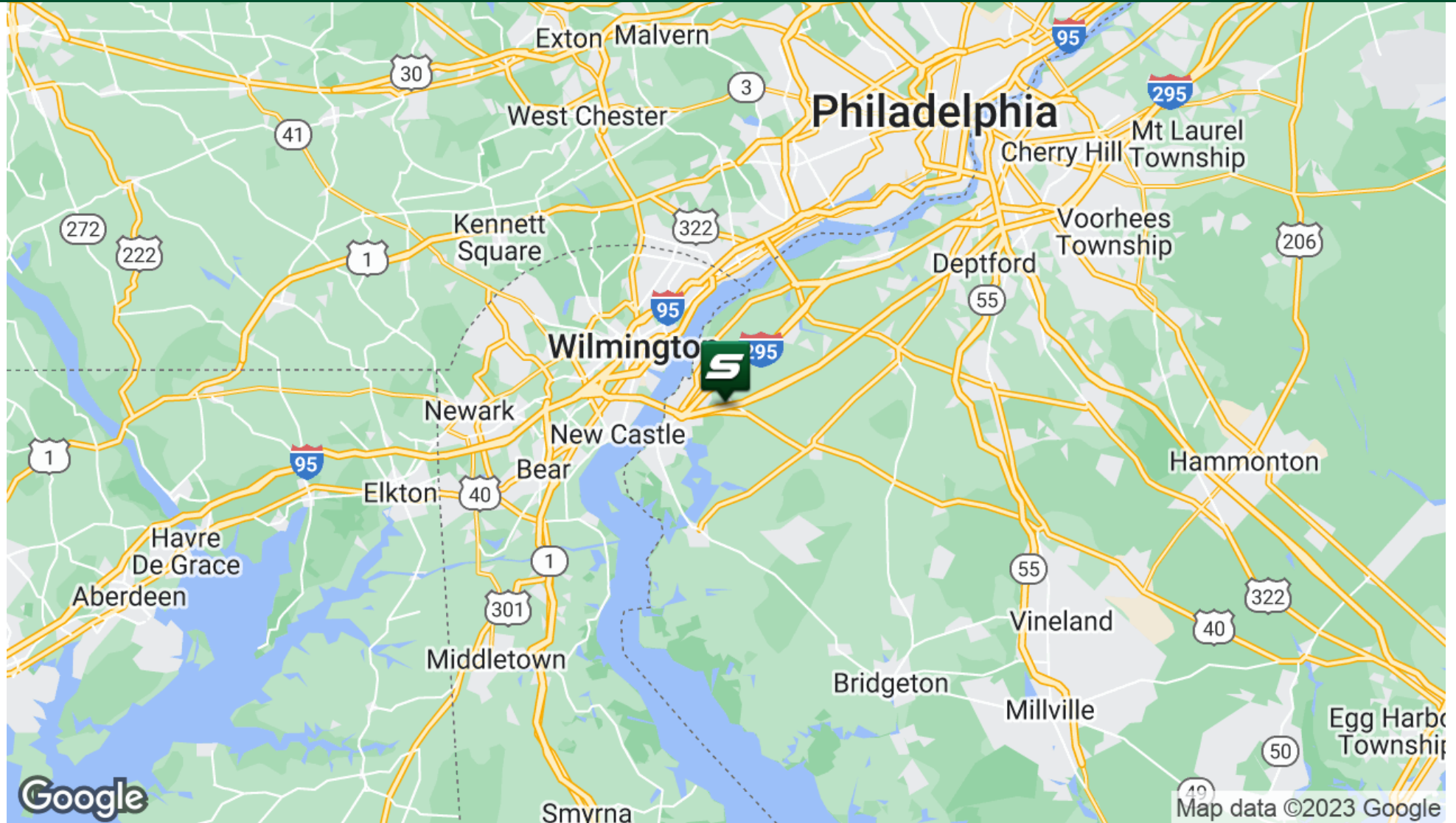
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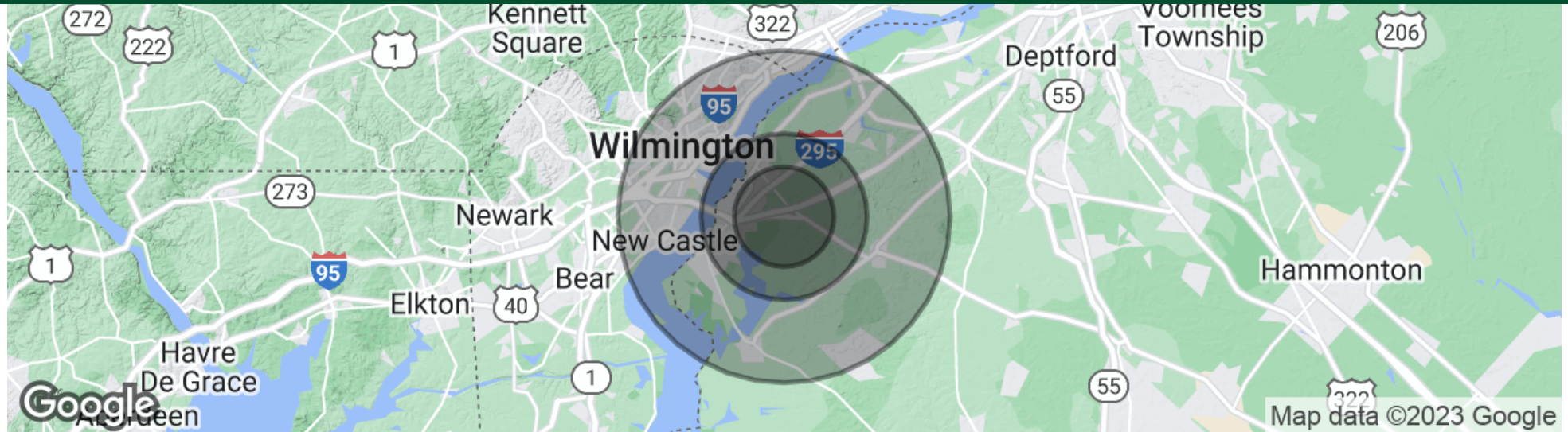
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	6,384	23,294	262,126
Average Age	44.8	40.1	39.6
Average Age (Male)	41.1	37.3	38.0
Average Age (Female)	48.1	43.1	41.2

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	2,817	9,989	113,877
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$71,415	\$71,501	\$77,395
Average House Value	\$387,694	\$324,340	\$245,553

* 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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