

# For Sale

**21 ACRE INDUSTRIAL SITE  
THREE BUILDINGS ONSITE**  
(ONE PROFESSIONAL, TWO WAREHOUSES)



**291 HARDING WAY, CARNEYS POINT, NJ**

Building A - 3000 sq ft | Building B - 9600 sq ft | Building C - 8000 sq ft  
(Units are approximate)

Welcome to an exceptional industrial opportunity in Carneys Point, NJ! This prime 21-acre industrial and professional site is now available for sale, strategically located in close proximity to Route 295 Interstate, NJ Turnpike, Rt 40 and easy access to Delaware and Philadelphia. This versatile property boasts a range of features that make it an ideal investment for discerning buyers.

This industrial site offers a rare combination of size, location, and income potential. Whether you are an investor looking for a stable-income stream or a business owner seeking to expand, this property presents a unique and valuable opportunity. Don't miss out on the chance to own a strategic piece of industrial real estate in a thriving economic region. Contact me today for more information and to schedule a viewing.



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Information on this flyer is deemed reliable  
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**CONTACT AGENT  
FOR PRICE**

**SIZE AND FLEXIBILITY:** 21 acres offering ample space for current and future business needs and opportunity for expansion, providing room for growth and development.

**BUILDINGS:** One well maintained office building, providing professional and functional workspace, two warehouses, equipped to accommodate various industrial operations.

**TENANTS:** currently housing numerous long-standing income-producing tenants, providing a stable and reliable revenue stream, diverse tenant portfolio showcasing the property's attractiveness to various industries.

**LOCATION:** conveniently situated in close proximity to major highways, facilitating easy transportation and logistics.

**INFRASTRUCTURE:** well-designed and maintained infrastructure, ensuring operational efficiency for tenants and future owners.

**INVESTMENT POTENTIAL:** ideal for investors seeking lucrative opportunity with a proven track record of income generation, diverse income streams from existing tenants, offering financial stability.

**DEVELOPMENT OPPORTUNITIES:** ample land for potential expansion or redevelopment projects, catering to evolving business needs.