

SITE PLAN APPROVED WITH 90' HEIGHT

INDUSTRIAL WAREHOUSE / COLD STORAGE

243,000 SQFT

505 SHELL ROAD
CARNEYS POINT, NJ 08069



CONCEPTUAL VIEW FROM SHELL ROAD



VIEW FROM SHELL ROAD



 Chemours

505 SHELL ROAD
CARNEYS POINT, NJ

130

295

295

295

295

295

295

295

40

295

130

40

40

JACKSON RD
HARRISON ST
N BROADWAY

HAWKS BRIDGE ROAD

S PENNSVILLE AUBURN RD

CANAL RD

DEEWATER

CANAL ST

SALEM CANAL

SODERS RD

SODERS RD

DELAWARE MEMORIAL BRIDGE

Old Pennsville Ave

NJDOT

TP
NJ

TP
NJ

TP
NJ

REST AREA

551

Pilot FLYING J

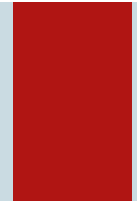
SUNOCO

Pilot FLYING J

SITE PLAN



505 SHELL ROAD CARNEYS POINT, NJ 08069



BUILDING FEATURES

- ❖ BUILDING SIZE – 243,000 SQFT
- ❖ LAND ACRES – 41.9 ACRES
- ❖ ZONING – INDUSTRIAL
- ❖ CEILING HEIGHT – 90 FEET
- ❖ PARKING SPACES – 119
- ❖ TRAILER STORAGE – 52
- ❖ LOADING SPACES – 47
- ❖ DRIVE-IN DOORS - 2
- ❖ OFFICE – 20,000 SQFT

KEY PROPERTY FEATURES

- ❖ IDEAL FOR COLD STORAGE, E-COMMERCE DISTRIBUTION, & AUTOMATED WAREHOUSING
- ❖ APPROVED REDEVELOPMENT SITE WITH 25 YEAR PILOT
- ❖ “PORT DELAWARE” IS TOP NORTH AMERICA PORT FOR FRESH FRUIT, JUICE CONCENTRATE & HAS LARGEST DOCK SIDE COLD STORAGE FACILITY. OTHER MAJOR IMPORTS INCLUDE AUTOMOBILES, STEEL, LIVESTOCK, PETROLEUM
- ❖ NEIGHBORING TENANTS INCLUDE AMAZON, WALMART, TARGET, RIVIAN, MCLANE, UPS, GOYA, TREK AND MANY MORE

MECHANICAL FEATURES

- ❖ FIRE SPRINKLERS – FIRE SUPPRESSION SYSTEM
- ❖ ELECTRIC – APPROVED WILL SERVE LETTER FOR SUFFICIENT POWER
- ❖ WATER – WELL (FUTURE PUBLIC CONNECTION AVAILABLE)
- ❖ SEWER – SEPTIC (FUTURE PUBLIC CONNECTION AVAILABLE)



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Delaware Enlarging Port With New \$635 Million Terminal (LINK TO ARTICLE)

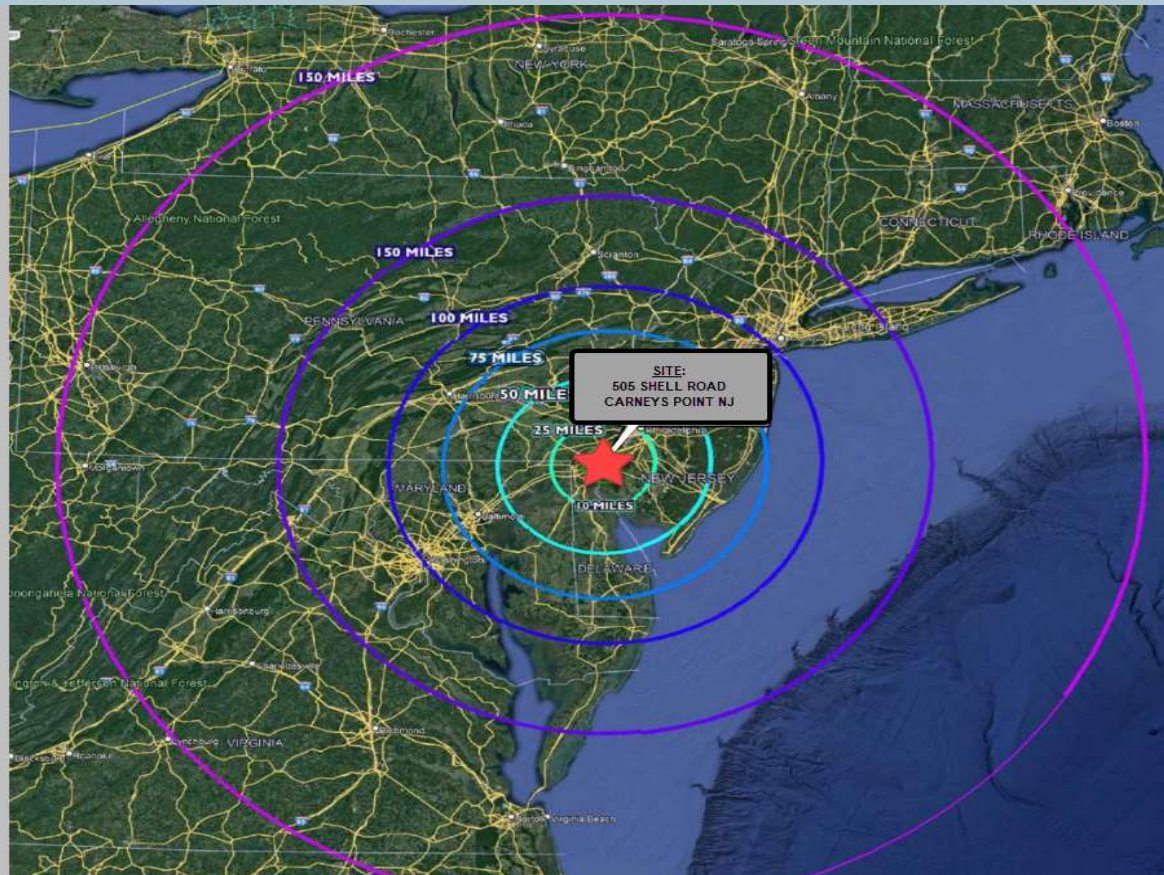
<https://www.ttnews.com/articles/delaware-enlarging-port>



DISTANCE TO MAJOR CITIES, PORTS AND HIGHWAYS

DISTANCE ANALYSIS

<u>LOCATION</u>	<u>DRIVE-TIME TO SITE</u>	<u>DISTANCE</u>
1-95 / 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:	40 MINUTES	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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