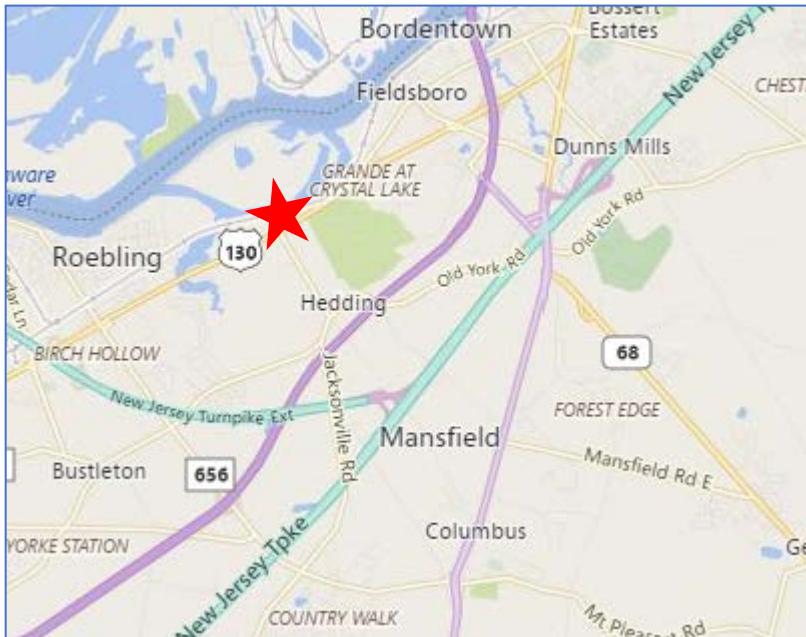


**±39.75 ACRES IN MANSFIELD TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY**



**Permitted Heavy Industrial Uses:**

- All of the uses permitted in the LI Light Industrial District
- Building materials sales yards.
- Contractors' equipment storage yard or building or rental of equipment commonly used by contractors.
- Substation, telephone central office, electric and gas facilities, sewage lift stations or water pumping station\*
- Warehousing and wholesale establishments, storage yards, lumberyards for retail and wholesale and similar establishments.
- Transportation and trucking terminals, terminal facilities for passengers and/or freight for trucks, railroads, taxi and bus lines, including maintenance and service facilities.

\* No storage of materials and trucks and no repair facilities or housing of repair crews except within completely enclosed buildings shall be permitted.

- Block 66, Lot 20; Block 67, Lot 3; Block 69, Lots 4 & 5.01
- **Zoning: Heavy Industrial**
- Over 1,000' of frontage along Route 130
- Approximately 2 miles to the New Jersey Turnpike extension
- Approximately 2.5 miles to Route 295
- NJDOT Traffic Count at Route 130: 25,699/day

*For further information, contact:*

*Exclusive Broker*

**Greg Kanter**

**732-283-9700 x126**

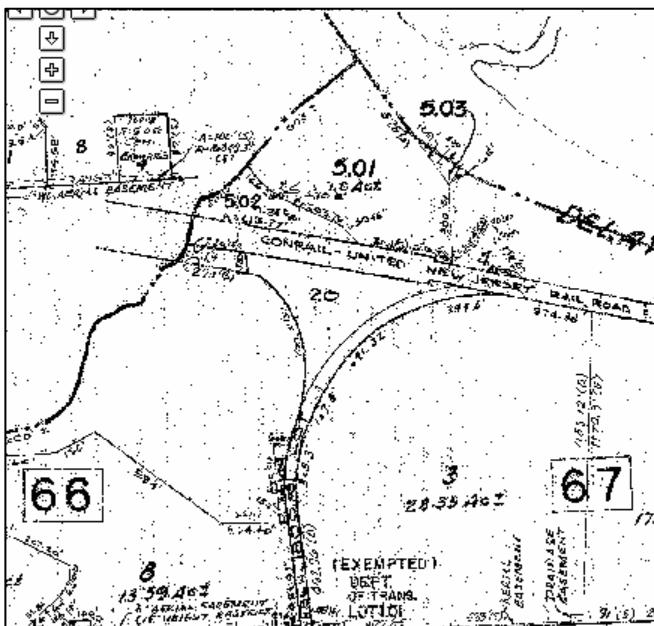
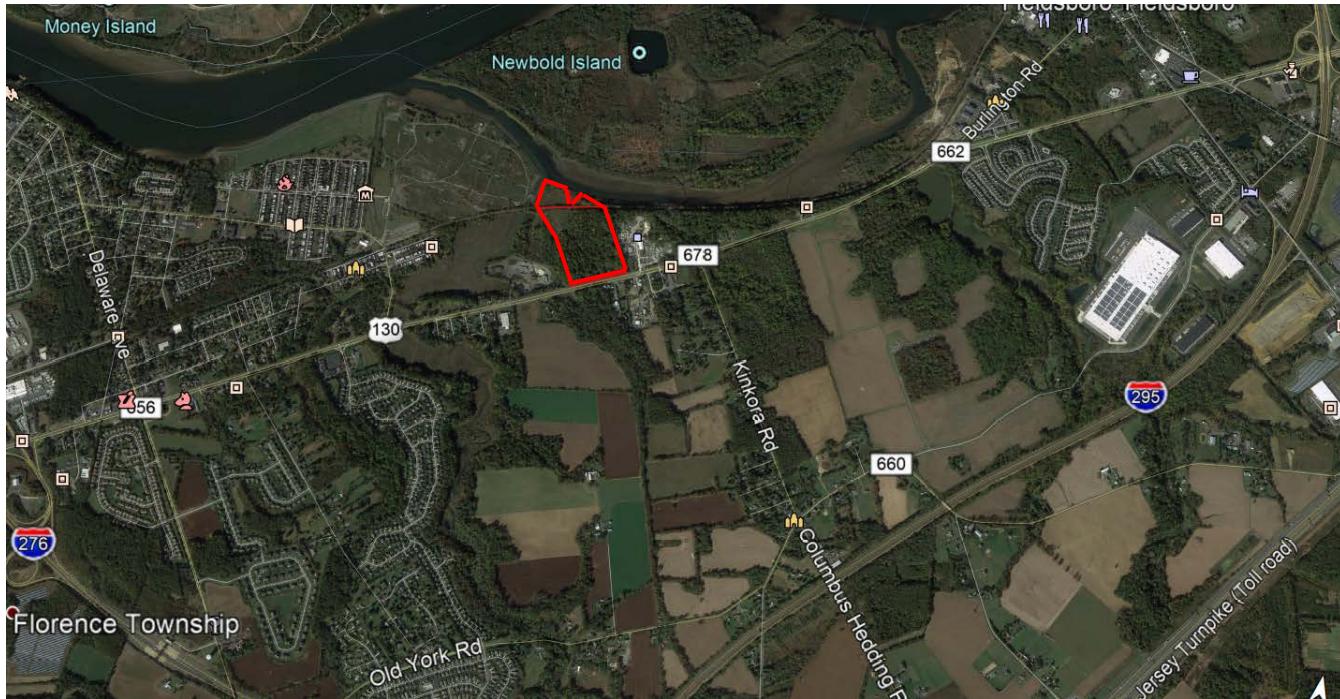
*email:*

[gkanter@americanproperties.net](mailto:gkanter@americanproperties.net)

**American Properties  
Realty, Inc.  
517 Route One South  
Suite 2100**

## LAND FOR SALE

**±39.75 ACRES IN MANSFIELD TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY**



For further information, contact: *Exclusive Broker*

**Greg Kanter**

Office: 732-283-9700 x126

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