

ATLANTIC CITY



Colliers

Atlantic Ave

40

Somes Point Rd

LAND FOR SALE

Hamilton Business Park

Route 40, Mays Landing, New Jersey

- Mixed-use development opportunity
- Lots from 1 - 100 acres available
- Road, utility and site improvements

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Hamilton Business Park | For Sale

Property Highlights



1-100 acres
available sites



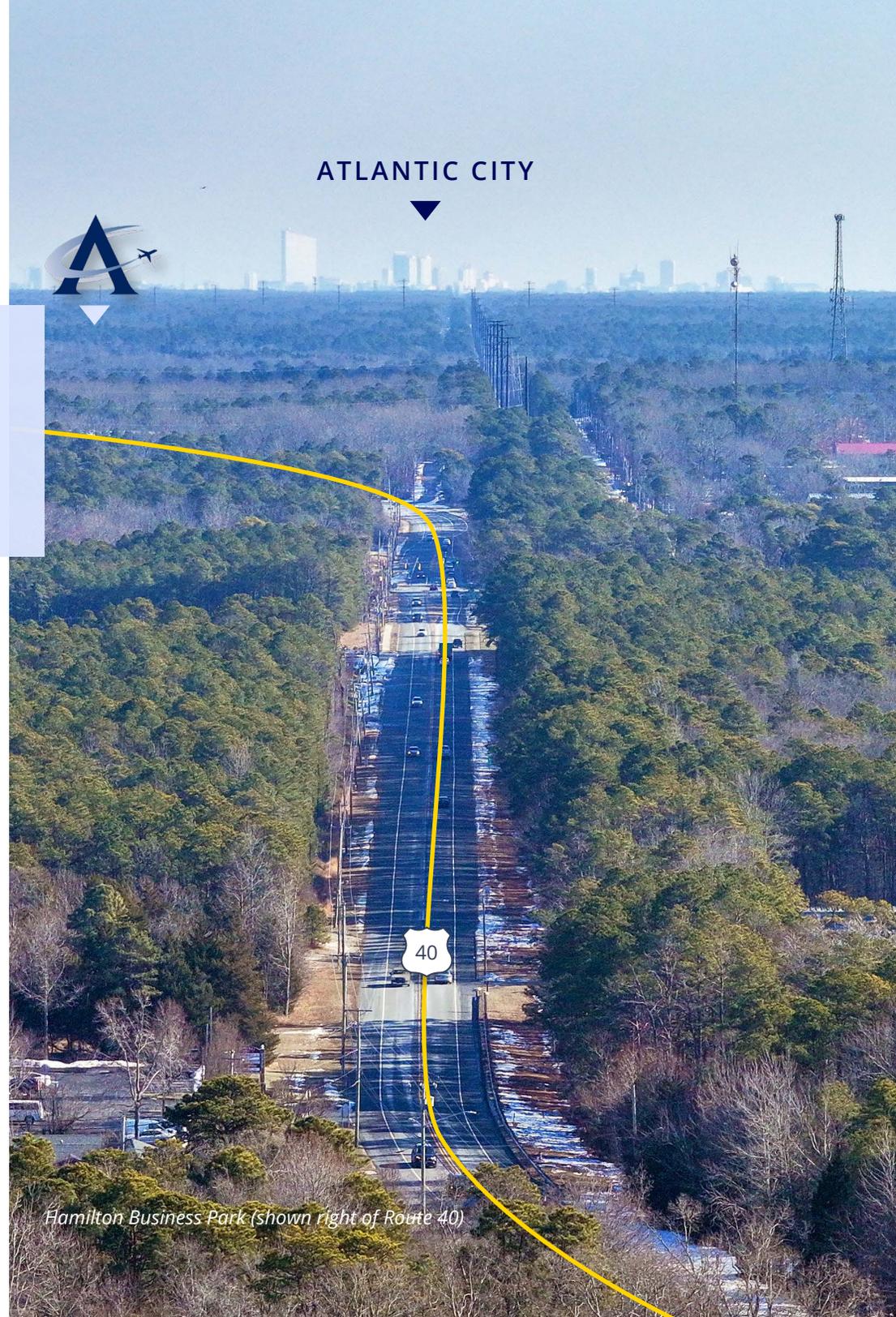
Flexible
mixed-use zoning



Infrastructure
all in place

- 690 acre mixed-use park
- Five year tax abatement on new construction
- Public utilities
- Wide range of uses, including offices, warehousing, medical, testing, manufacturing, institutional, assisted living, and government agencies
- Mays Landing is a hub for institutions, research, and local business—a key gateway to shore communities and investment
- Close proximity to the Atlantic City Airport
- Located 15 minutes from Atlantic City and nearby Atlantic City Expressway and Garden State Parkway on Route 40

ATLANTIC CITY



Hamilton Business Park (Shown right of Route 40)

Site Plan

AVAILABLE, PRIVATELY OWNED ■

AVAILABLE SITES ■

NOT AVAILABLE - DEVELOPED, PRIVATELY OWNED ■



1 - 100 ACRES AVAILABLE

Hamilton Business Park | For Sale

Property Overview

Hamilton Business Park is a premier business location of Southern New Jersey catering to a wide range of needs: offering space for professional offices, warehousing, medical facilities, scientific testing labs, light manufacturing, institutional and assisted living facilities, and even state, county, and federal government agencies. Proximity to the state of the art Federal Aviation Administration Technical Center further enhances the Hamilton Business Park as an ideal location to support contractors and high-tech businesses.

Owned and developed by the Township of Mays Landing, Hamilton Business Park is a flexible business partner for your success.



Hamilton Business Park



Somers-Point-Rd



Babcock-Rd



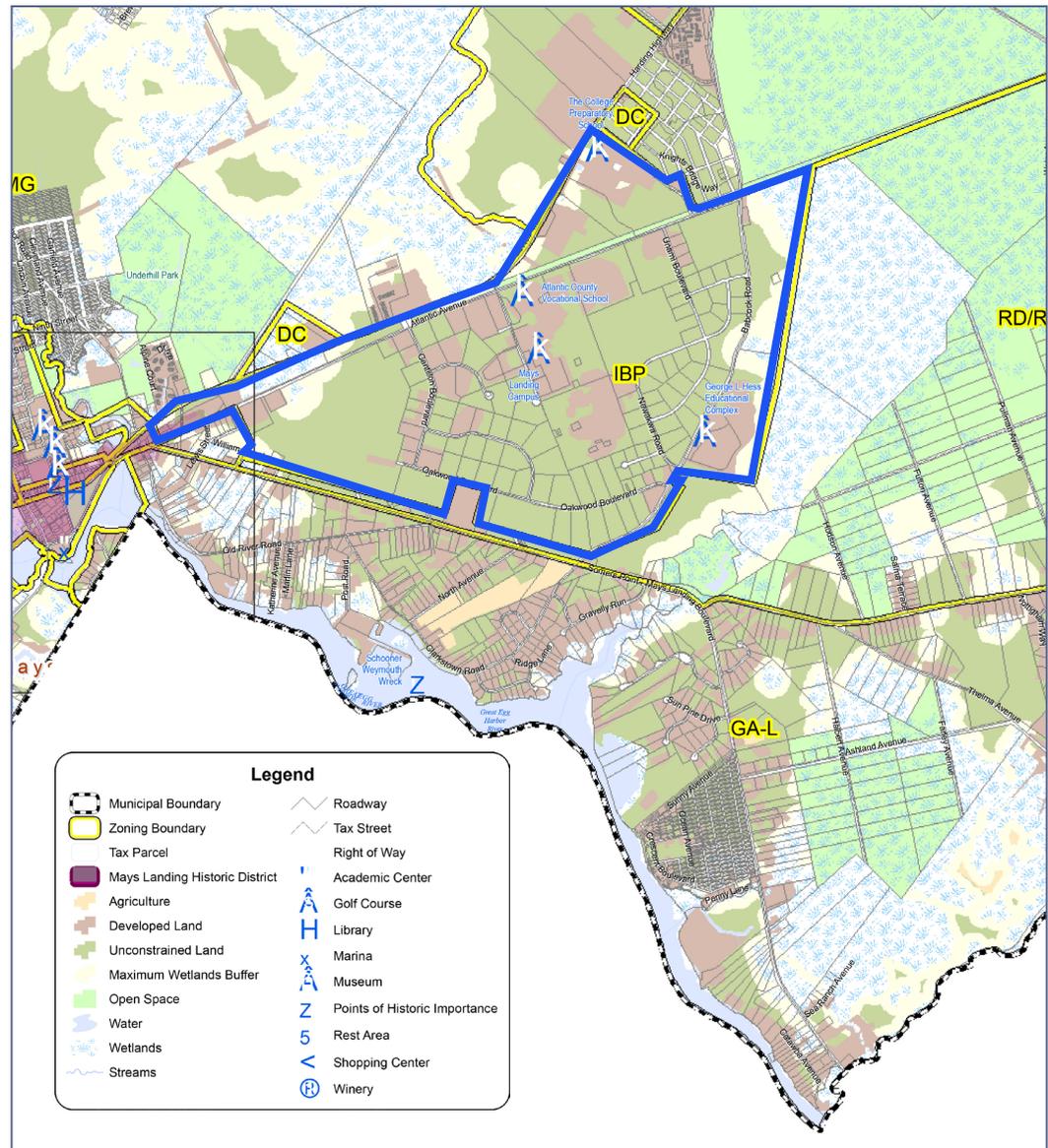
Gravelly Run

Zoning Summary

Hamilton Business Park is categorized as Industrial Business Park (IBP) District

IBP zoning refers to a district designated for light industrial and business park activities. This zoning accommodates low-intensity manufacturing, research and development, corporate headquarters, office spaces, and medical facilities.

This section establishes standards for development for the area in the Hamilton Township Industrial Business Park, situated between Atlantic Avenue and Route 40. The intent is to establish a two-story campus-like setting that is highly landscaped and where a consistent architectural theme is maintained through coordination with the Hamilton Township Planning Board and that there is substantial spacing between buildings to support a campus-type atmosphere.



Hamilton Business Park | For Sale

Location Highlights

Atlantic County provides a high quality of life and is home to a nationally recognized university, a comprehensive community college, a blue-ribbon technical high school, and numerous outstanding public, private and charter schools.

Mays Landing Area Drivers

Atlantic City International Airport

FAA Technical Center

National Aviation Research Technology Park

Rowan University

Atlantic Cape Community College

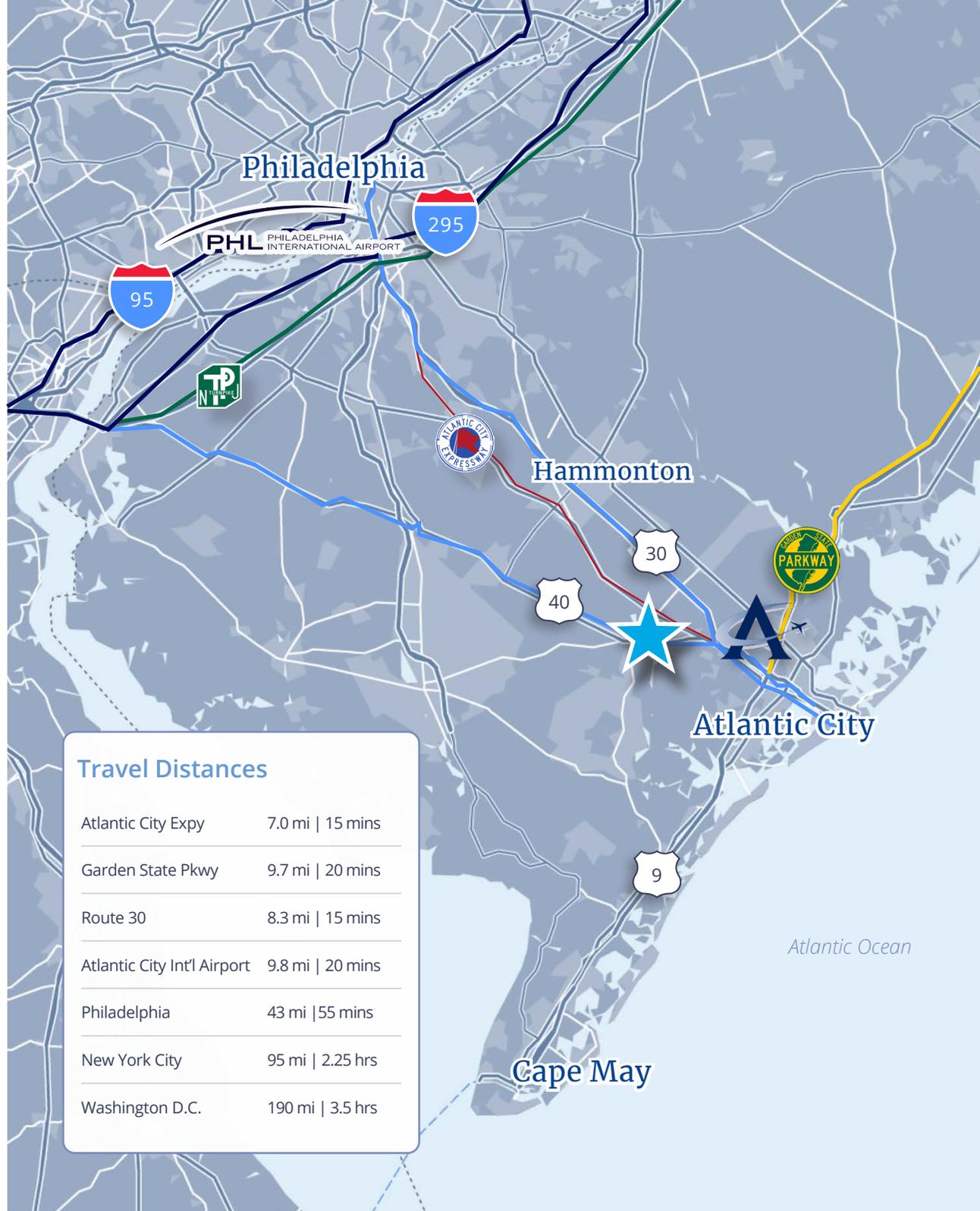
Atlantic Care Health



267,458
Total Population*



269,776
Daytime Population*



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

FOR INQUIRIES, CONTACT:

Tony DiDio, SIOR

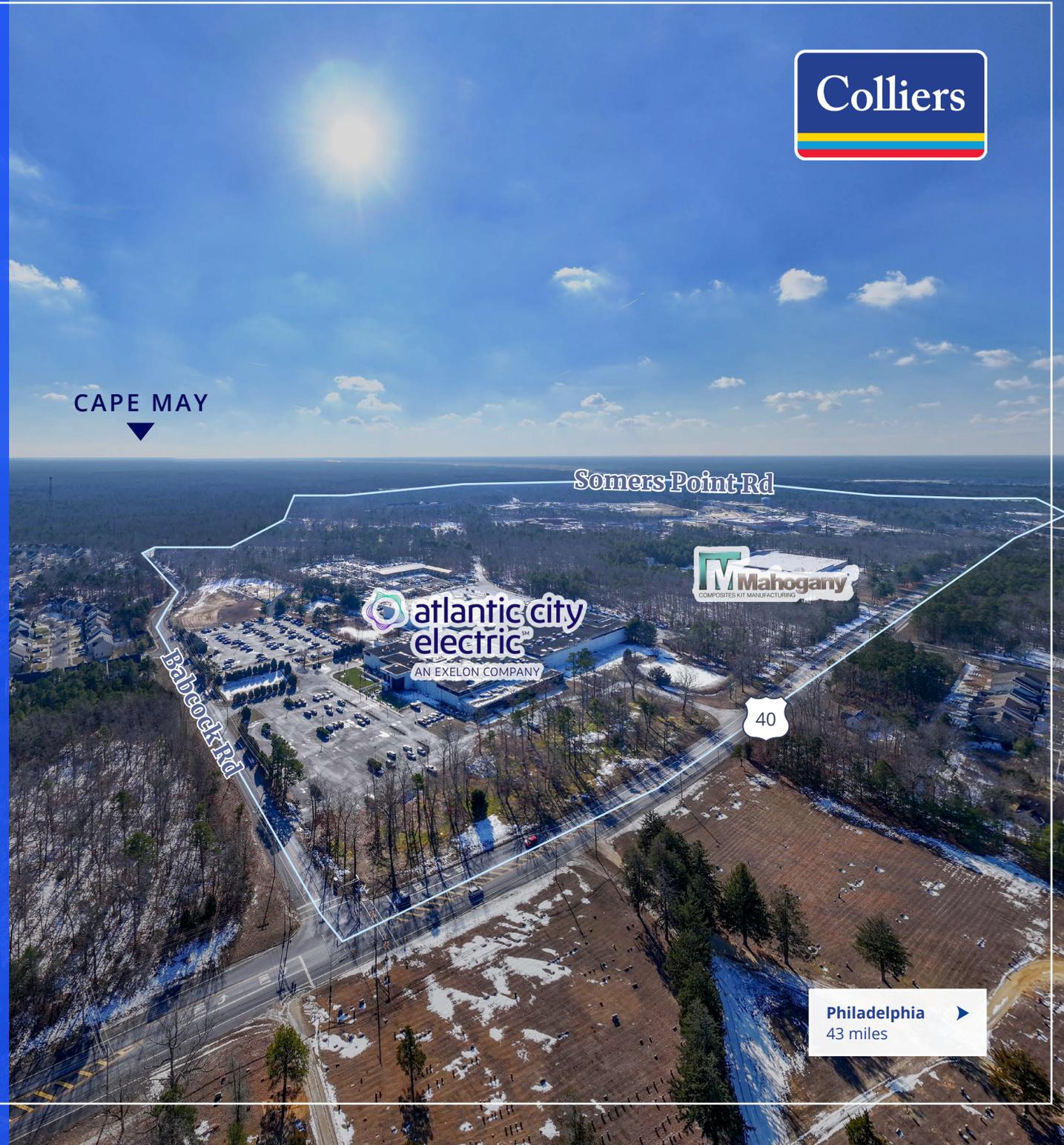
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Philadelphia
43 miles

