



Colliers

BLOCK 37, LOTS 6 & 7, OLDMANS, NJ

±17 AC Last-Mile Industrial
Development Opportunity

±17 Acres of Industrial Land with Conceptual Plans

Industrial Land Opportunity

±17 acres of industrial land positioned within one of Southern New Jersey's most active logistics corridors. The site offers flexible development potential for warehouse, distribution, and 3PL users seeking access to major transportation infrastructure.

Located near Pureland Industrial Complex, Gateway Business Park, and Commodore Business Center, the property benefits from strong surrounding tenancy and connectivity to the Philadelphia and Mid-Atlantic markets.

ADDRESS Block 37, Lots 6 & 7, Oldmans Twp, NJ

COUNTY Salem County

TOTAL SIZE AREA

Lot 6: ±2.09 AC

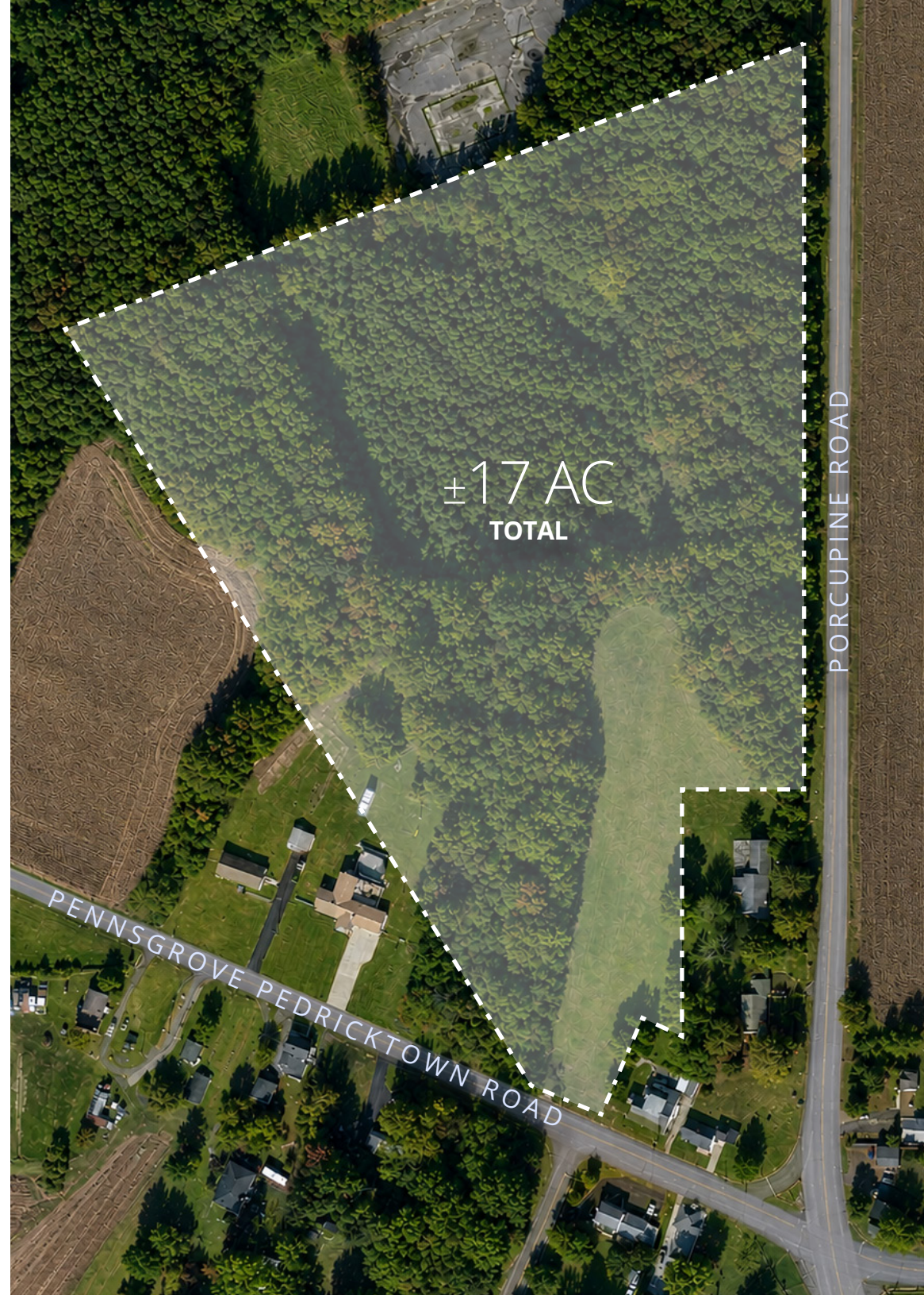
Lot 7: ±15 AC

Total: ±17 AC

ZONING Industrial

CURRENT CONDITION Undeveloped land

ACCESS POINTS Dual road frontage (Porcupine Rd & Pennsgrove Pedricktown Rd)





PROPOSED CONCEPT SPECS

101,080 sf
BUILDING SIZE

49
PARKING SPACES

13
TRAILER STALLS

43
LOADING SPACES

SURROUNDING OCCUPIERS

I-295	5 min.
NJ Turnpike	10 min.
U.S. Route 130	3 min.
U.S. Route 322	7 min.
Phl Int'l Airport	25 min.



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