

# OFFERED FOR SALE

**±17 Acres**  
of Industrial Land

Block 37, Lots 6 & 7  
Oldmans, NJ

**LOTS 6 & 7**  
±17 ACRES

CONFIDENTIAL OFFERING MEMORANDUM



# SITE OVERVIEW

- Robust industrial market with a high density of large corporate industrial tenants including Amazon, Walmart, Home Depot, Target, US Foods, and several others
- Within a two hour drive of Wilmington, Philadelphia, Baltimore, New York City, and D.C.
- Close proximity to Pureland Industrial Complex, Gateway Business Park, Commodore Business Center and Logan North.
- Minutes from I-295, NJ Turnpike, Delaware Memorial Bridge, Commodore Barry Bridge
  - 1 Mile to Highway 130
  - 2 Miles to Interstate 295
- Two access points from Porcupine Rd and Pennsgrove Pedricktown Rd

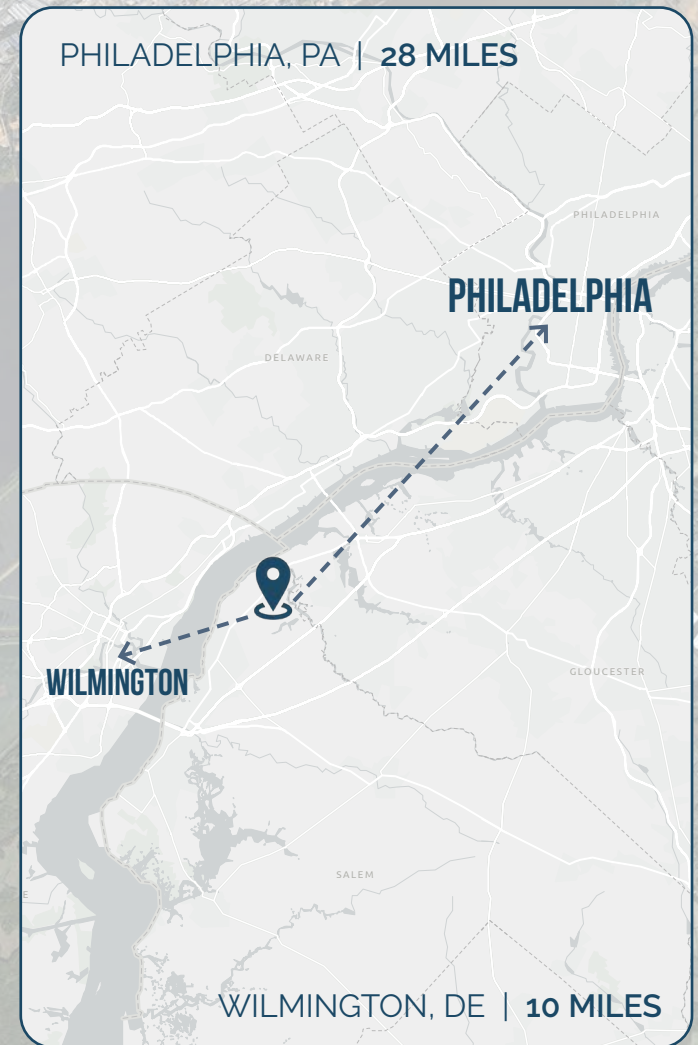
## SPECIFICATIONS

**Total Size:** ±17 Acres | **Lot 6:** ±2.09 Acres | **Lot 7:** ±15 Acres

**Zoning:** Industrial

**Type:** Two contiguous lots | Block 37, Lots 6 & 7

**Notes:** Two access points from Porcupine Rd & Pennsgrove Pedricktown Rd





## DEVELOPMENT OPPORTUNITY

17-Acre site zoned for industrial development



## SUPERIOR ACCESS

- Within a 2-hour drive of Wilmington, Philadelphia, Baltimore, New York City, & D.C.
- 1 mile to Route 130 | 2 miles from I-295



## DYNAMIC INDUSTRIAL MARKET

High density of existing industrial product, including Gateway Business Park, Pureland Industrial Complex, Commodore Business Center, & Logan North



## ROBUST TENANT MIX

Distribution centers for Walmart, UPS, Home Depot, Amazon, Target, Lineage, & Five Below, among others

# MARKET AERIAL

Oldmans Township, nestled in Salem County, New Jersey, offers a serene and historic charm. Located in close proximity to both Wilmington, DE, and Philadelphia, PA, Oldmans provides residents with convenient access to urban amenities while preserving a quaint, rural atmosphere.

PHILADELPHIA, PA

WILMINGTON, DE

OLDMANS, NJ

**±17 Acres**  
of Industrial Land

Philadelphia Airport  
18 MILES ↗

Logan North  
**TARGET**  
Distribution Center  
**Lineage**  
**OnTrac**  
**Burlington**  
DEMATIC

Commodore Business Center  
**ThermoFisher**  
SCIENTIFIC  
**amazon** **XPOLogistics**  
**CRDI** **US.Adecco**  
FOODS

Pureland Industrial Complex  
**THE HOME DEPOT** **ups** **sam's club**  
Distribution Center Supply Chain Solutions Fulfillment Center  
**Exxon** **Cargill** **TechData**  
Distribution Center Distribution Center Distribution Center  
**amazon fulfillment** **THOMAS FOODS**  
INTERNATIONAL

Gateway Business Park  
**five BELOW** **Walmart**  
Distribution Center Distribution Center  
**PREMIER** **GOYA**  
PACKAGING

**LOWE'S**

Wilmington Airport

## MAJOR ROADWAY ACCESS



I-295 1.8 MILES  
RT-130 0.9 MILES  
NJ TPKE 4.4 MILES



# SITE PLAN

PENNSGROVE PEDRICKTOWN ROAD

LOT 7  
± 15 ACRES

LOT 6  
± 2.09 ACRES

PORCUPINE ROAD



PENNSGROVE PEDRICKTOWN ROAD

**LOTS 6 & 7**  
± 17 ACRES

**PROPOSED WAREHOUSE**  
**101,080 SF**  
42 LOADING SPACES  
113 CAR SPACES  
14 TRAILER SPACES

PORCUPINE ROAD



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of Industrial Land

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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LOT 7  
±15 ACRES

LOT 6  
±2.09 ACRES

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