



**248 Stickles Pond Road**  
Andover, Sussex County, NJ



**NATIONAL LAND DEVELOPERS**  
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## AVAILABLE FOR SALE



~68+ ACRES OF LAND

## PROPERTY HIGHLIGHTS



**NJ PILOT Program Available (30 years)**

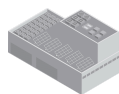
(estimated tax savings of \$40+ million)



**ZONING:** 206 Redevelopment Zone



**Electrical:** 3000+ amps



**Concept:** 650,000 SF Industrial Warehouse (Approved)

**Building Height:** 50'

**Loading:** 130 dock positions



**Highway Access:**



9 miles



2,500 ft