

Specifications

±7.41 AC (±5.5 AC Usable)
TOTAL ACREAGE

±11,000 SF
MAINTENANCE FACILITY SIZE

Block 267, Lots 12 and 12.04
BLOCK & LOTS

Full Zoning Approval in an
Opportunity Zone
ZONING

Administration / Shop Building
BUILDING

2.3 Miles to I-95
2.6 Miles to I-295
5.2 Miles to DE Memorial Bridge
9.6 Miles to Port of Wilmington
33.1 Miles to Philadelphia
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, aconte@blauberg.com

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Property Is Located 2 Miles From a New Amazon ~2M SF Development (1179 Courses Landing Rd)



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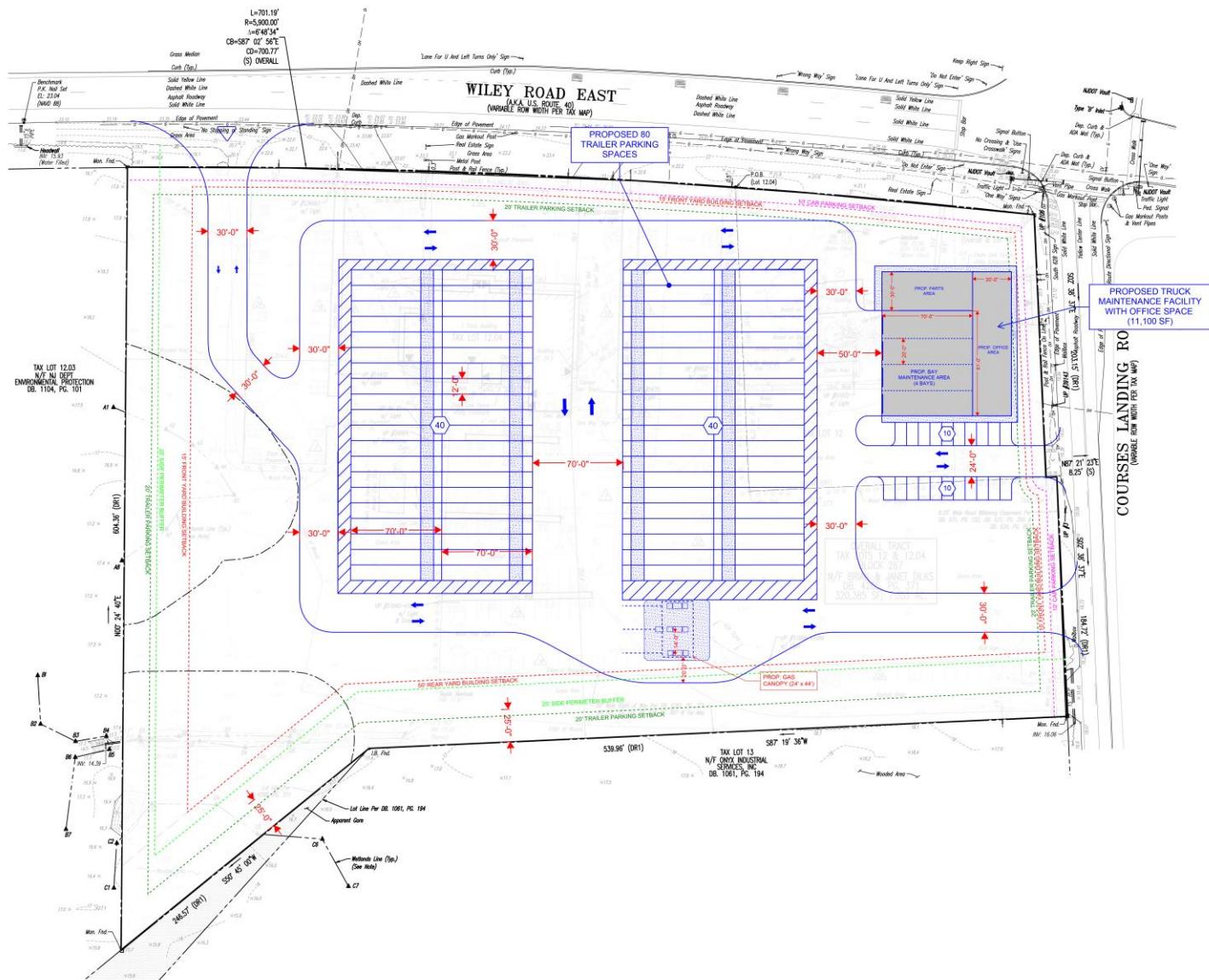
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FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ
Truck Parking with Maintenance Facility - Concept A



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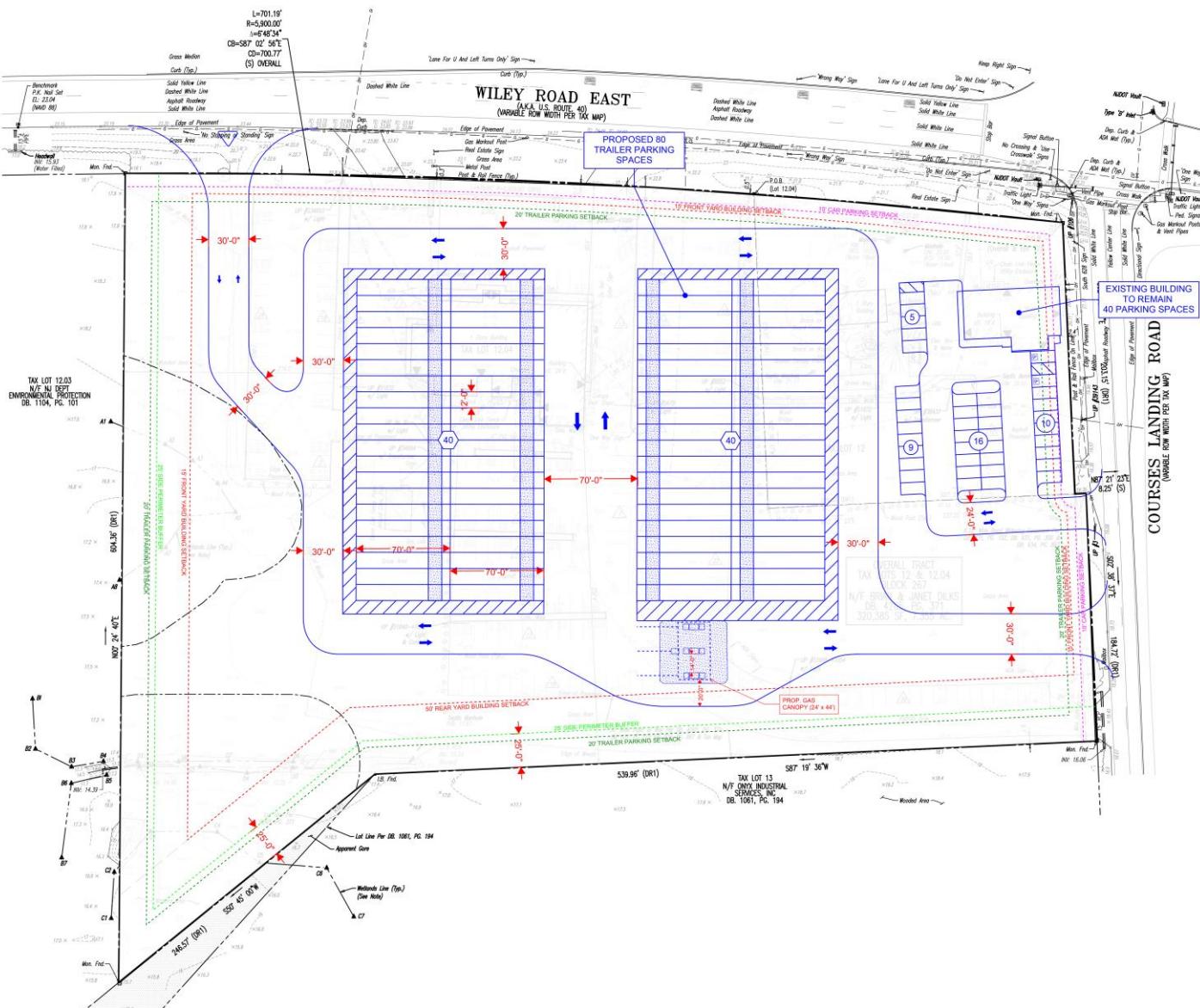
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Truck Parking with Gas Canopy - Concept B



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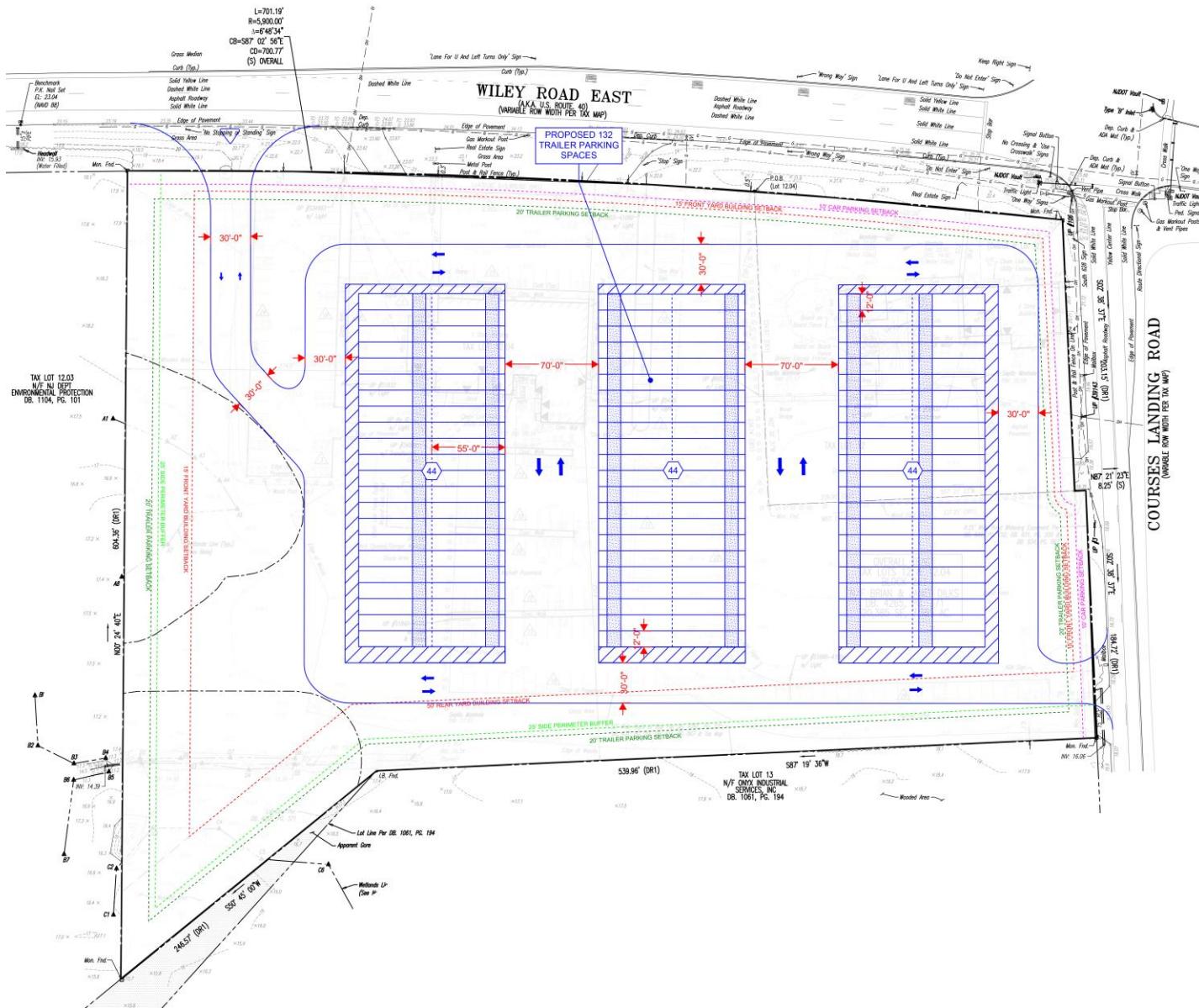
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FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ

Trailer Parking – Concept C



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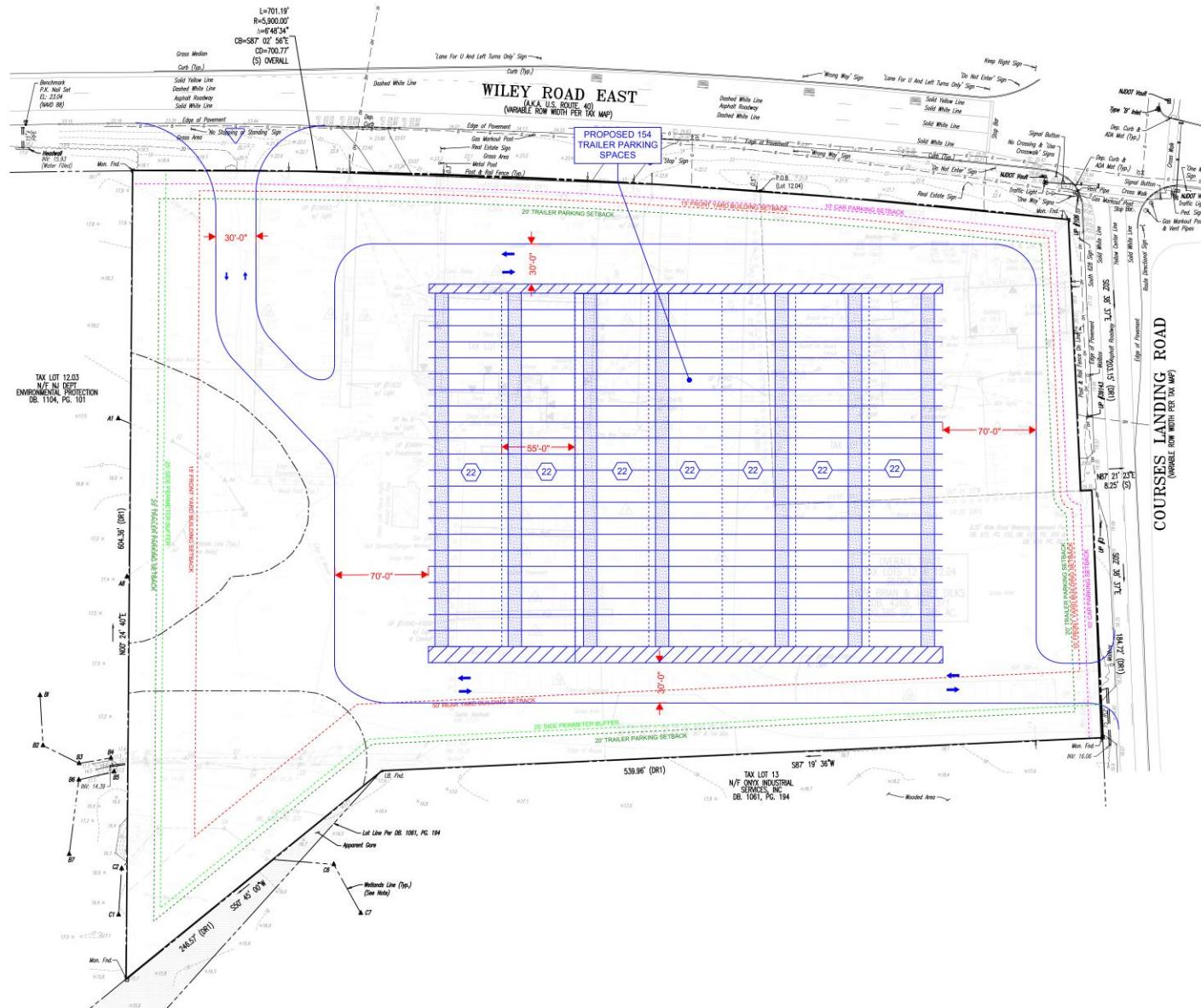
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FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ

Trailer Parking – Concept D



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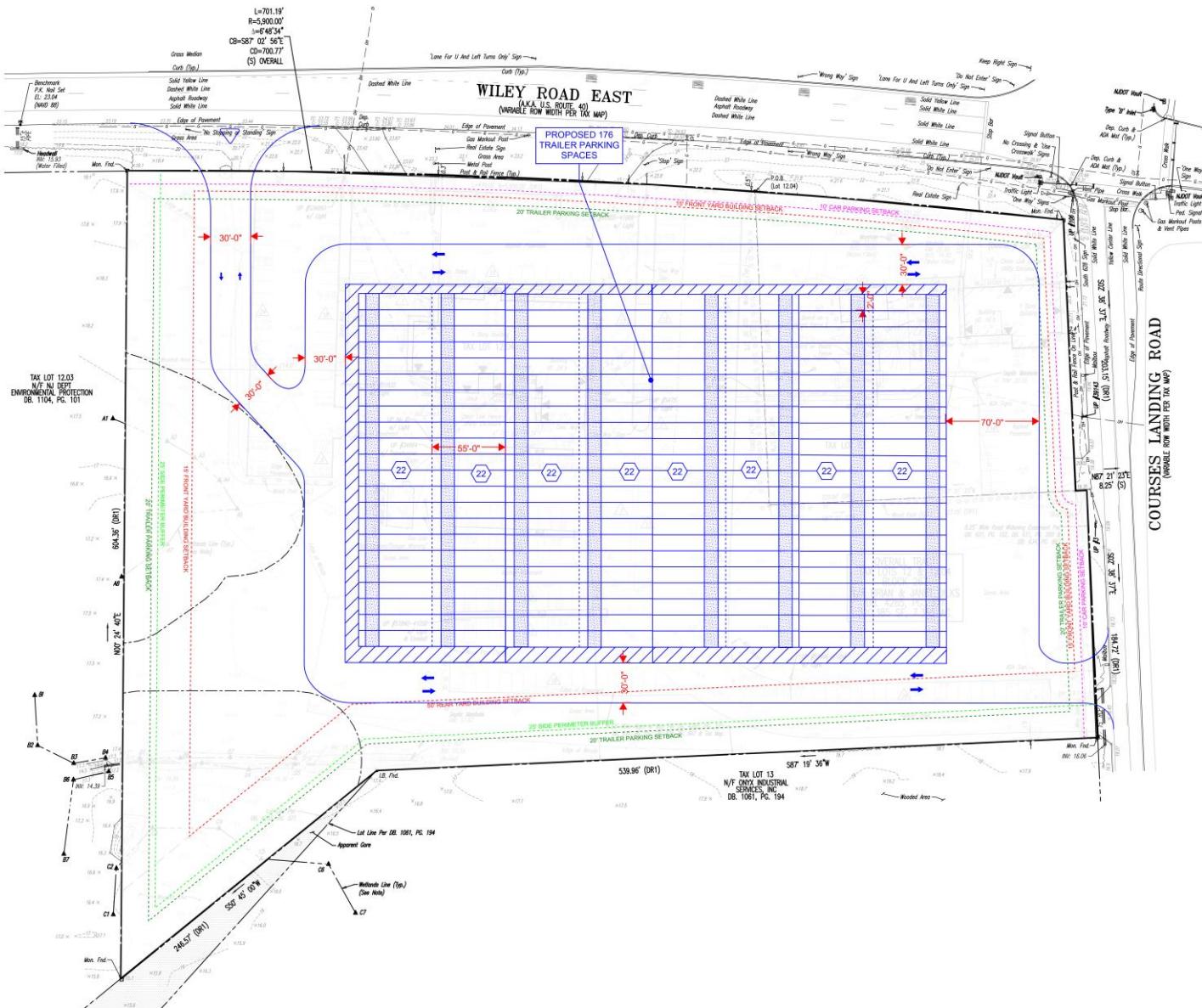
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Trailer Parking – Concept E



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5 MILES

- Total Population: 23,283
- Households: 9,092
- Median Household Income: \$84,019
- Average Household Size: 2.5
- Transportation to Work: 9,535
- Labor Force: 18,500

10 MILES

- Total Population: 274,807
- Households: 112,239
- Median Household Income: \$84,659
- Average Household Size: 2.4
- Transportation to Work: 132,847
- Labor Force: 220,676

15 MILES

- Total Population: 683,333
- Households: 271,886
- Median Household Income: \$95,477
- Average Household Size: 2.5
- Transportation to Work: 338,320
- Labor Force: 551,615

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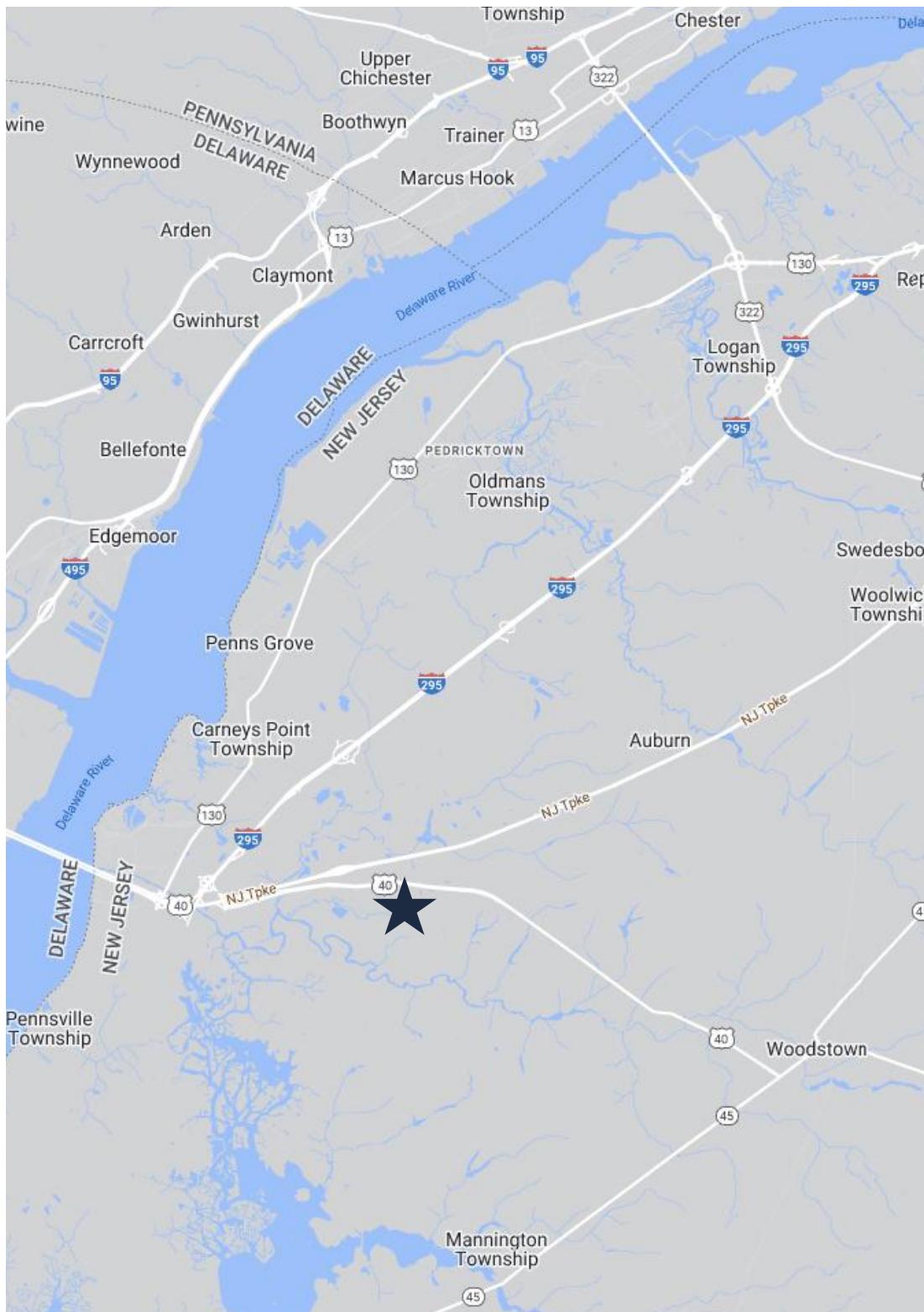
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ACCESSIBILITY

	2.3 MI I-95
	2.6 MI I-295
	5.2 MI DE Memorial Bridge
	9.6 Port of Wilmington
	31.5 MI PA Intl Airport
	33.1 MI Philadelphia

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