

**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

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**Jason M. Crimmins, CCIM, SIOR**, Chief Executive Officer, 973.379.6644 x 122, [jmcrimmins@blauberg.com](mailto:jmcrimmins@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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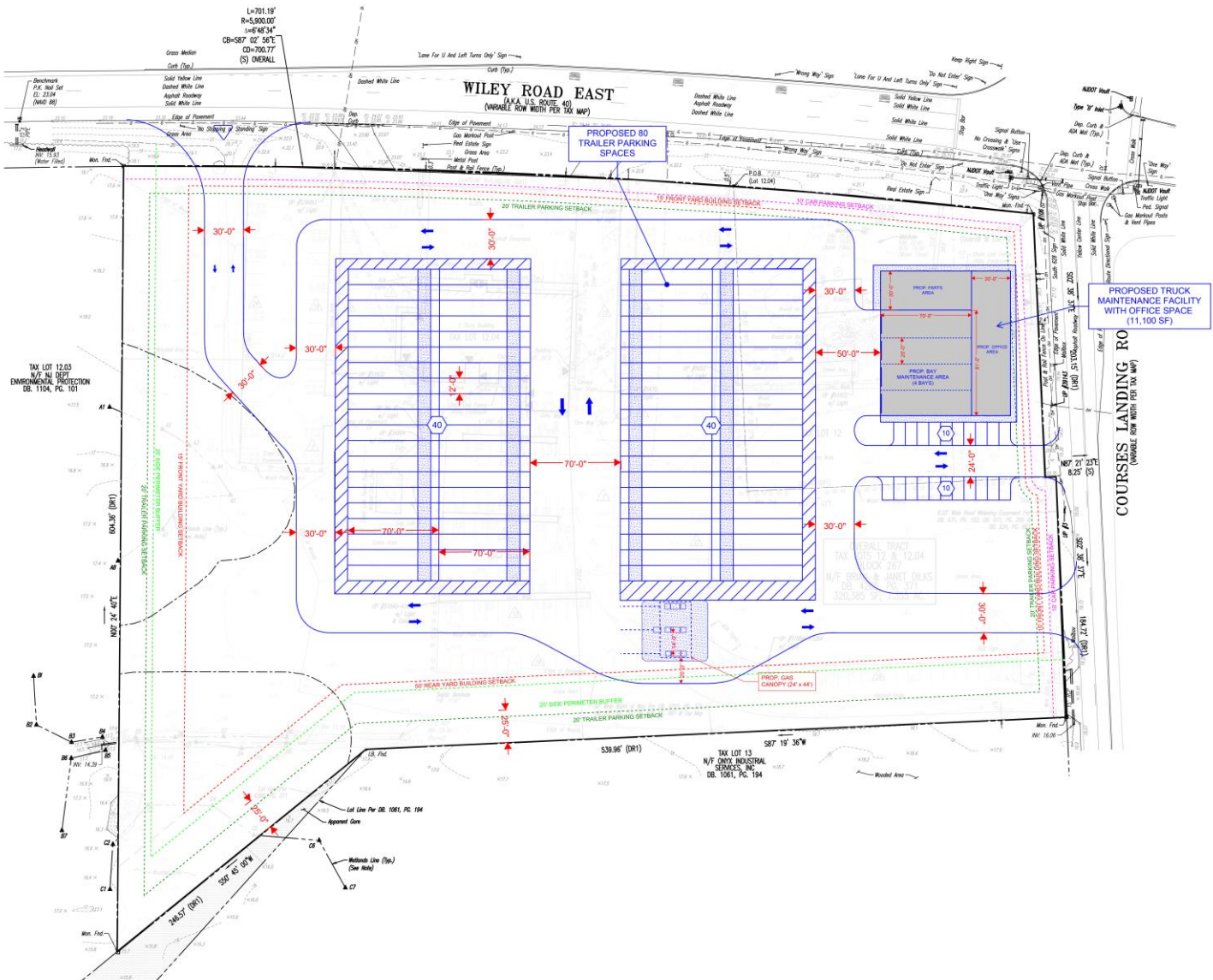
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**FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ**  
**Truck Parking with Maintenance Facility - Concept A**



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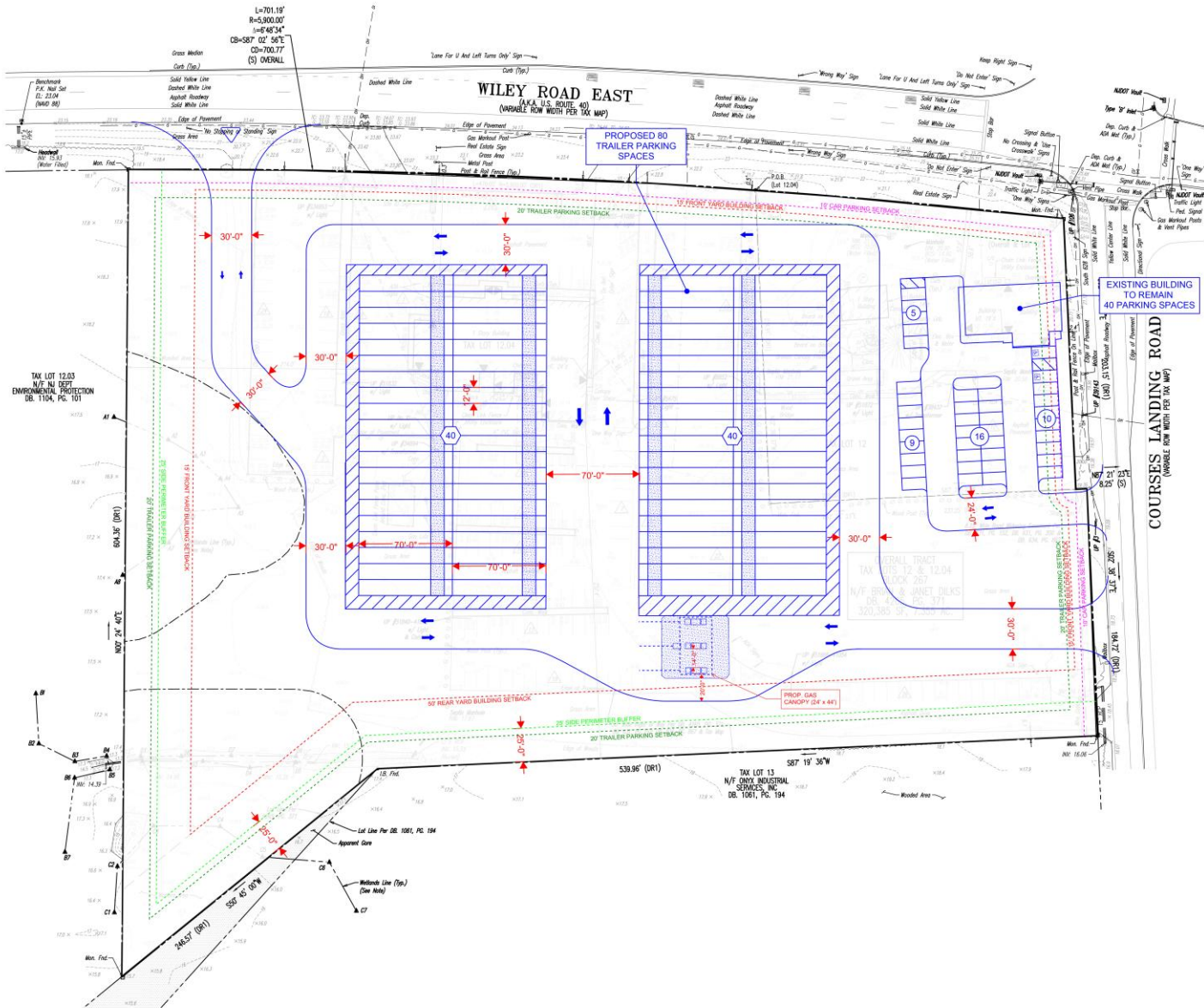
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**FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ**  
**Truck Parking with Gas Canopy - Concept B**



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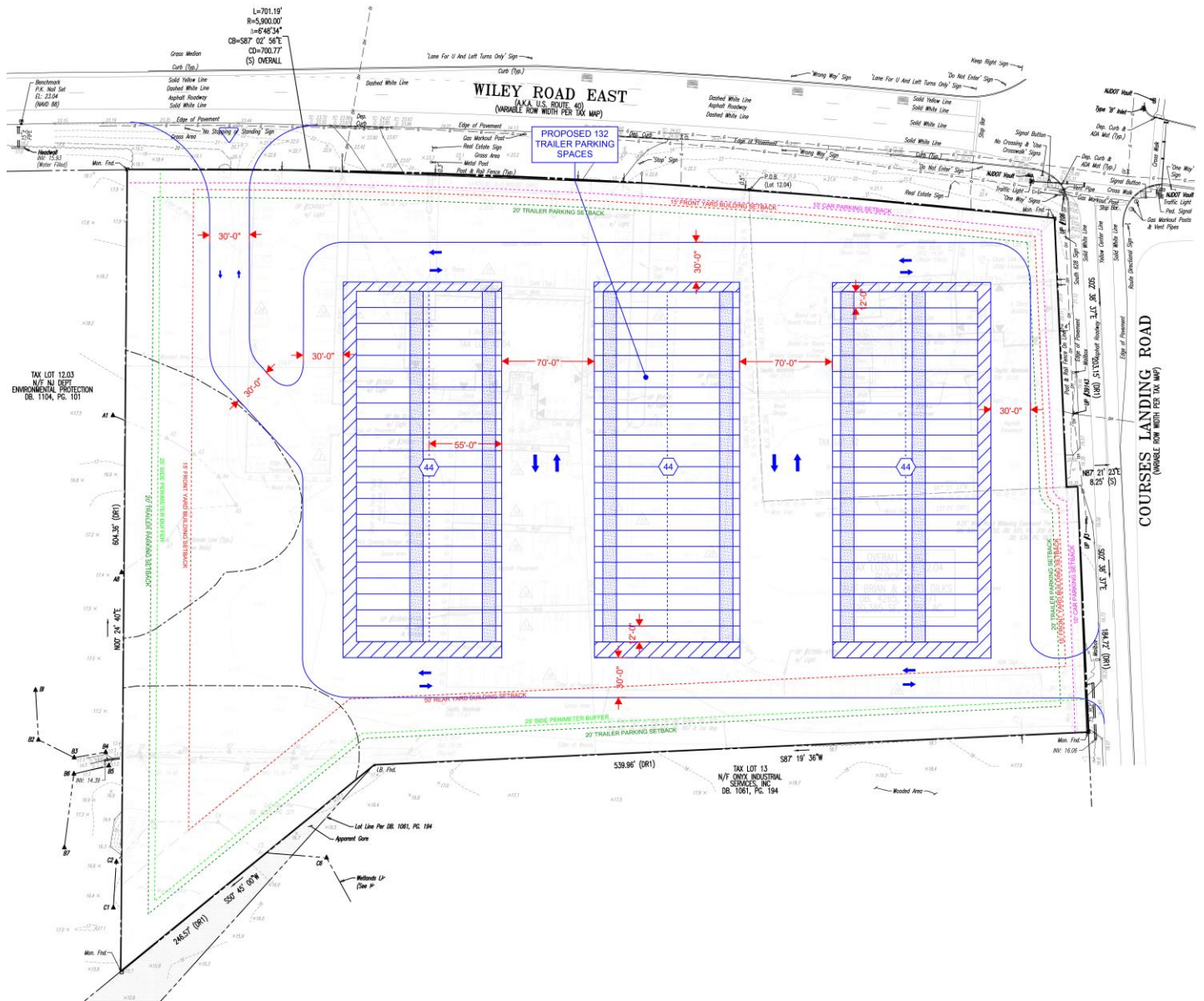
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## Trailer Parking – Concept C



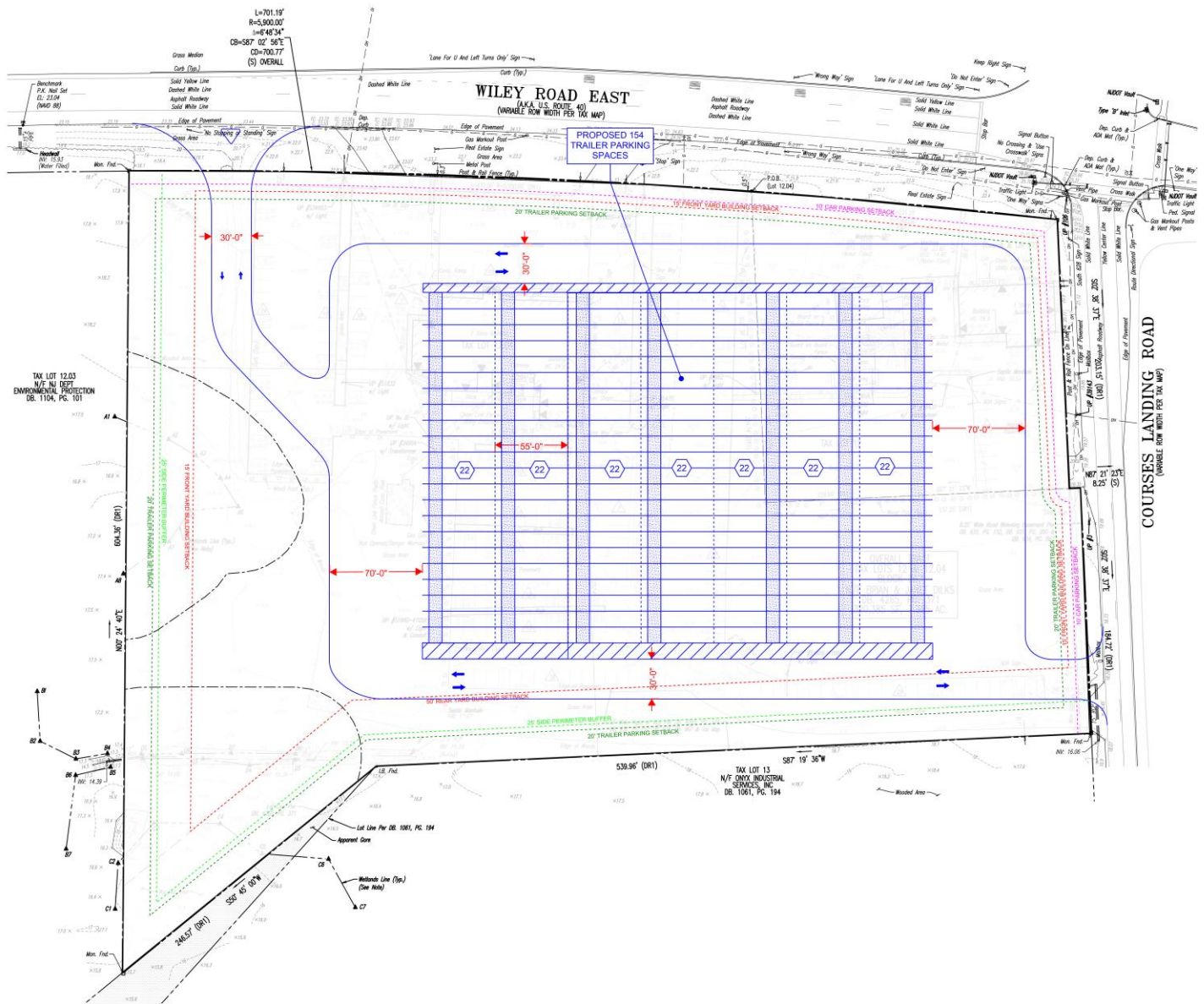
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THE BLAU & BERG COMPANY



**FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ**  
**Trailer Parking – Concept D**

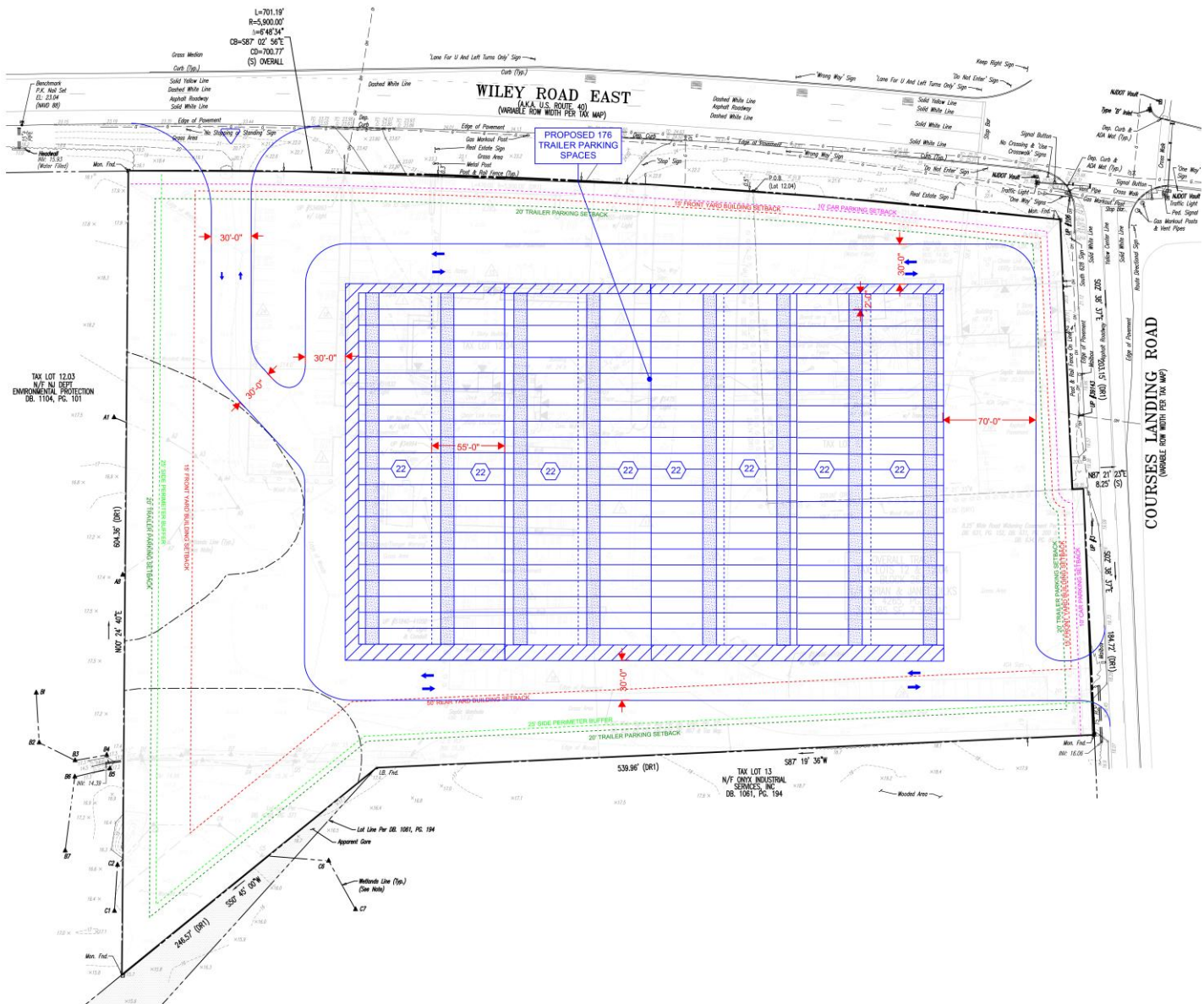


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**FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ**  
**Trailer Parking – Concept E**

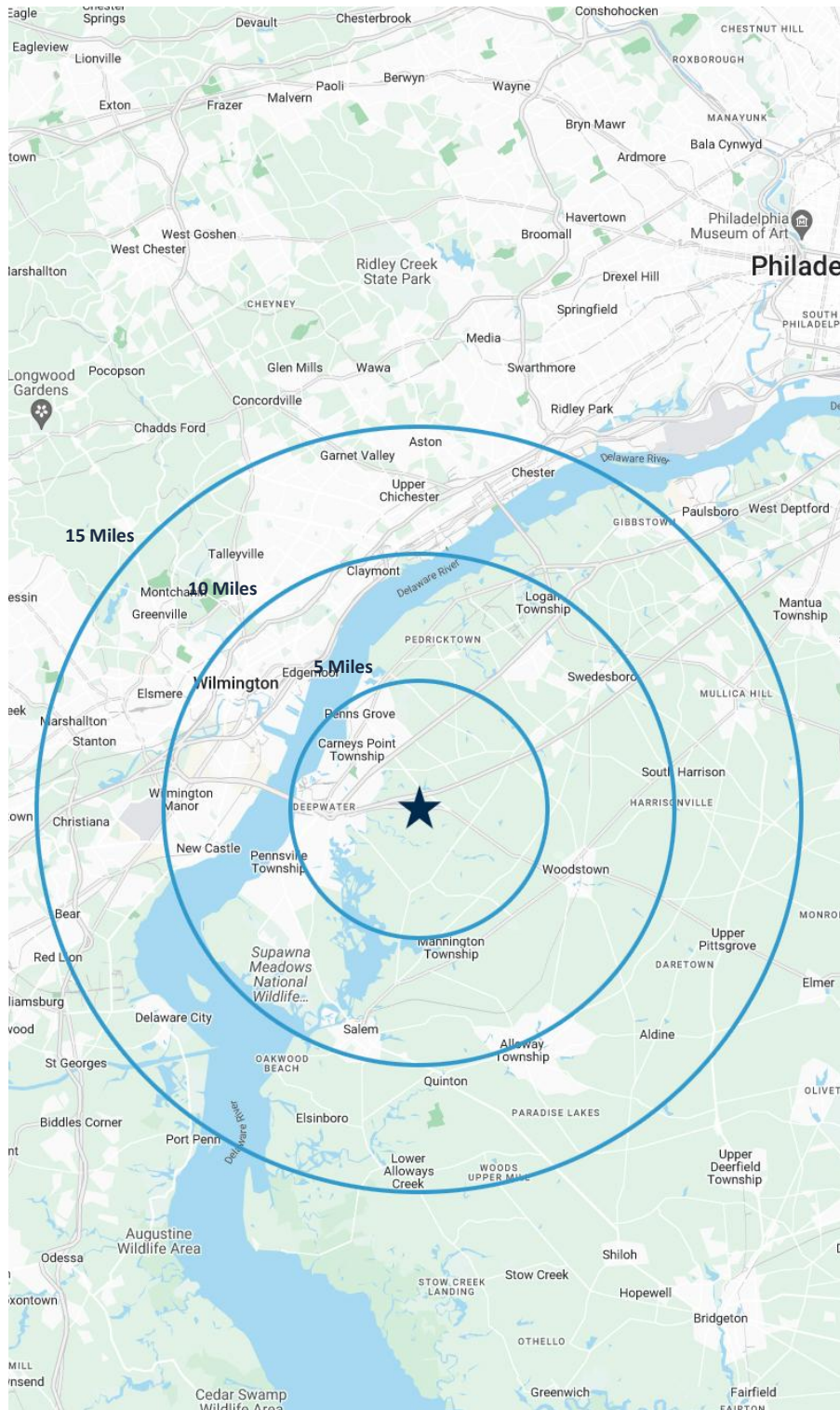


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## 5 MILES

- 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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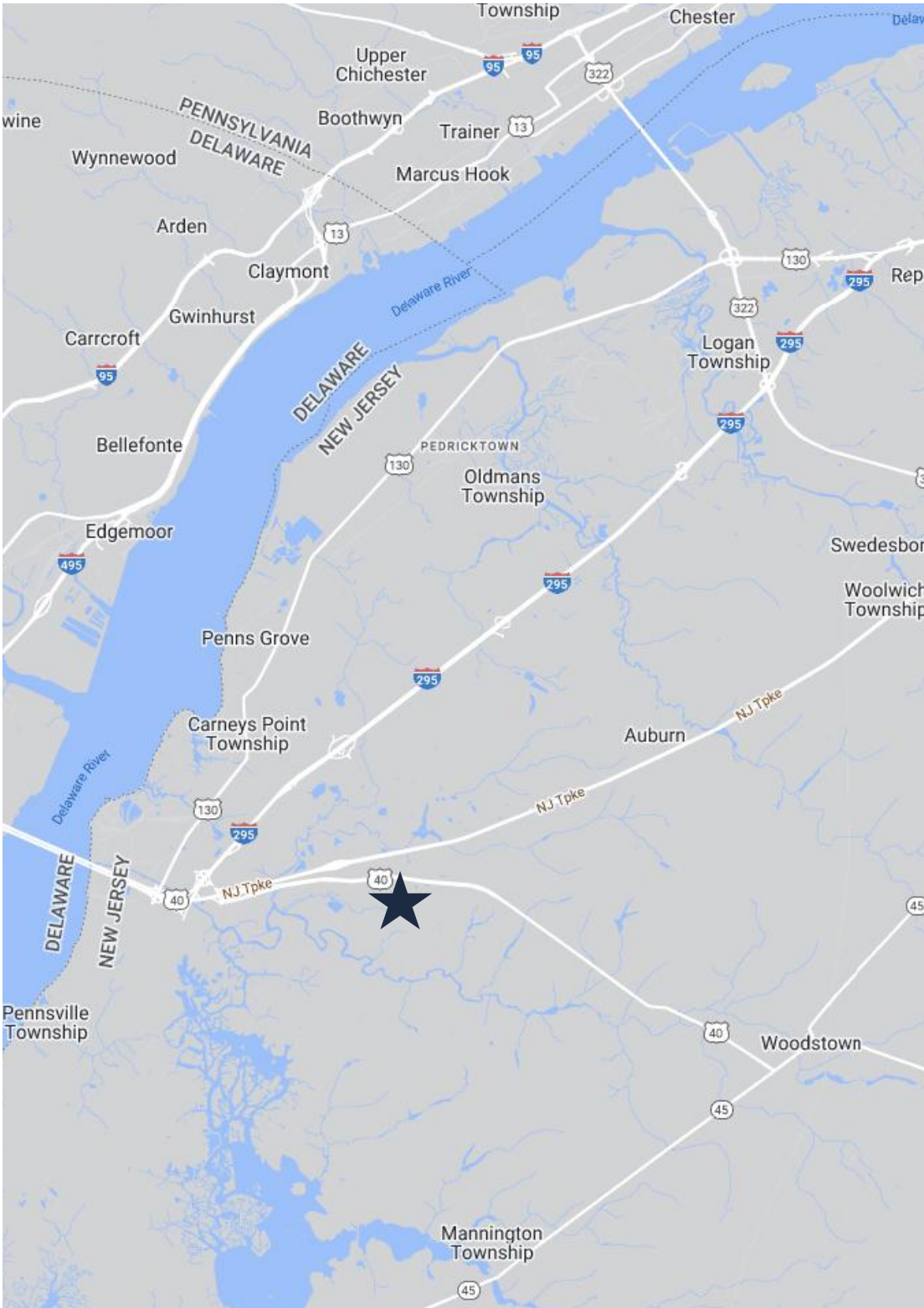
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ACCESSIBILITY

	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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