

Pre-Approved Cannabis Cultivation Site with up to 791,000 SF of Canopy

- ✓ **Municipal zoning and license approvals in place for cannabis cultivation and processing**
- **Designated Impact Zone**
- **Southern NJ industrial market / Gloucester County**



Cannabeta Realty has been retained exclusively to market for sale or lease the industrial and agricultural buildings and land at 4801 New Lake Road, Franklin, NJ. The site represents an extremely rare opportunity for a cannabis cultivation site with municipal license and zoning pre-approval for up to 791,000 SF of flowering canopy in the southern NJ region.

4801 New Lake Road sits on an approximate 48.85 acre site with an existing 41,400 warehouse building, an existing 153,600 SF greenhouse, a caretaker's house and other existing infrastructure. Town zoning approvals have been obtained to construct an additional 557,760 SF of greenhouse space for cannabis growth as well as an additional 38,400 SF warehouse.

Ownership Requests Proposals

Industrial/ Agricultural



Warehouse



Greenhouse

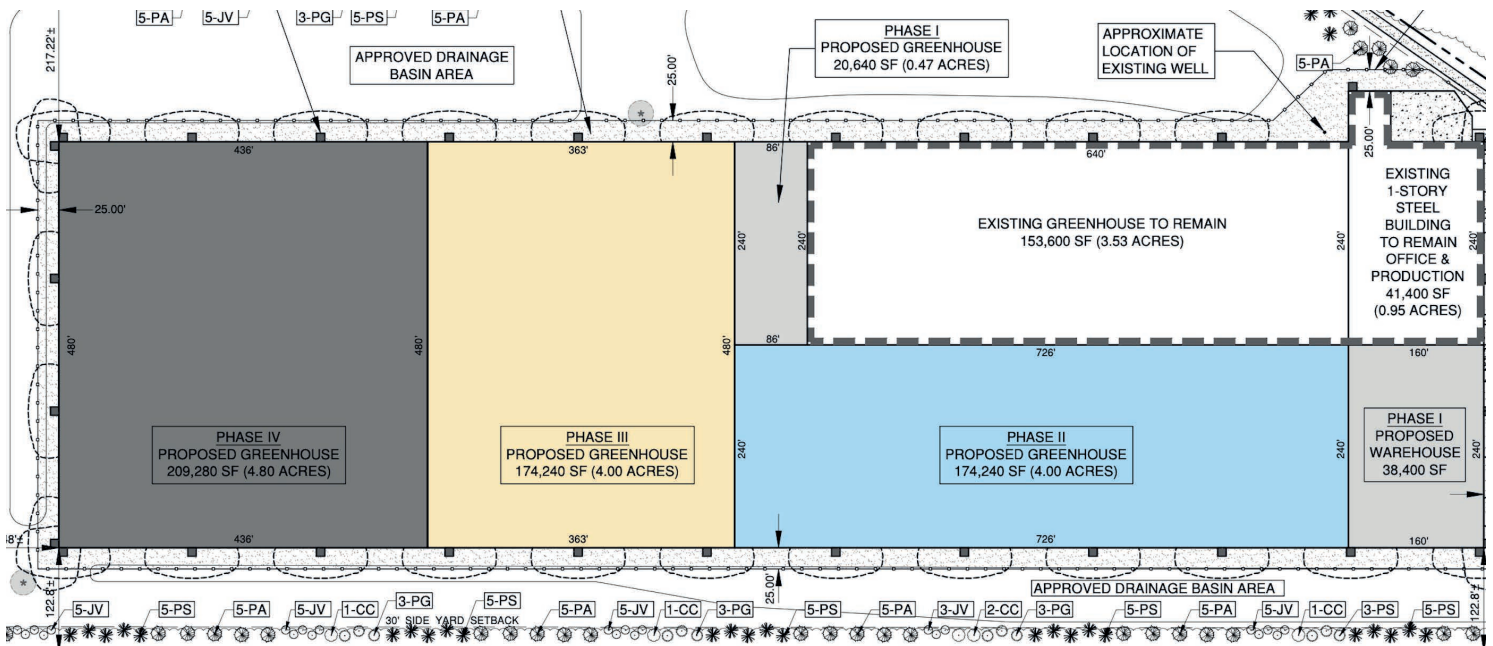
Existing Building Size	41,400 SF	153,600 SF
Proposed Additional	38,400 SF	557,760 SF
Total Size	79,800 SF	711,200 SF

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- ✓ Available for Sale or Lease / Multiple division options
- ✓ Opportunity for immediate plantings
- ✓ Unrivalled potential expansion opportunities



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For More Information Contact

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