

Artist Rendering



Property Overview

Alfa Development is exclusively marketing for sale or lease the municipally approved cannabis cultivation development site at 2203-2205 Wallace Blvd in Cinnaminson, NJ. The site represents a rare opportunity for a cultivator to have an operational best in class new facility in the southern NJ/Philly Metro region. This location would also work well for other industrial uses, and is in a development friendly municipality.

For More Information, Please Contact:

MATTHEW NAMER

PRINCIPAL

MATT@ALFADM.COM

646-246-8504

PENELOPE-MYLES VOSS

VP OF OPERATIONS

PENELOPE.VOSS@ALFADM.COM

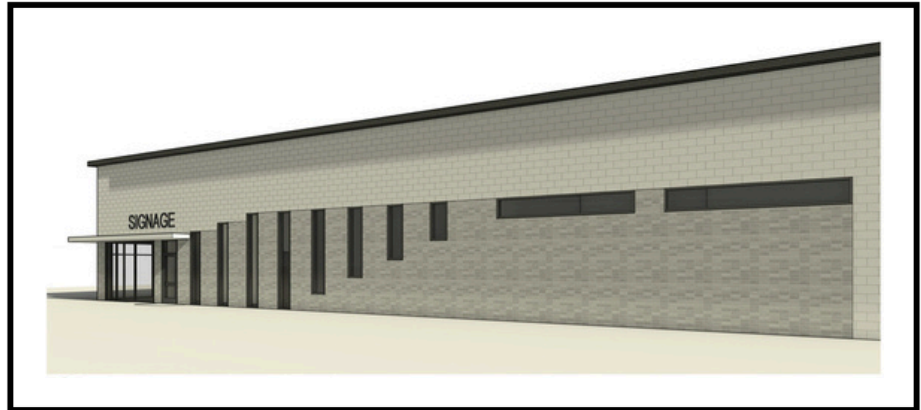
212-206-7820 X 2

alfa development

alfa development

For Sale or Lease

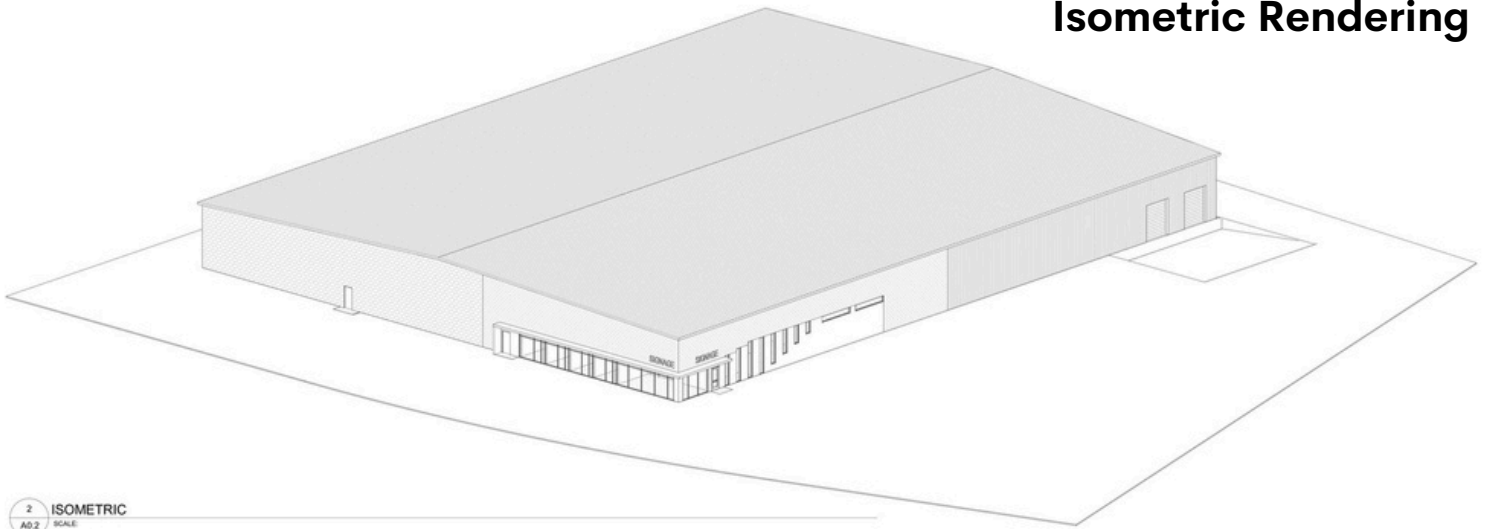
2203-2205 Wallace Blvd
Cinnaminson, New Jersey 08077



Property Details

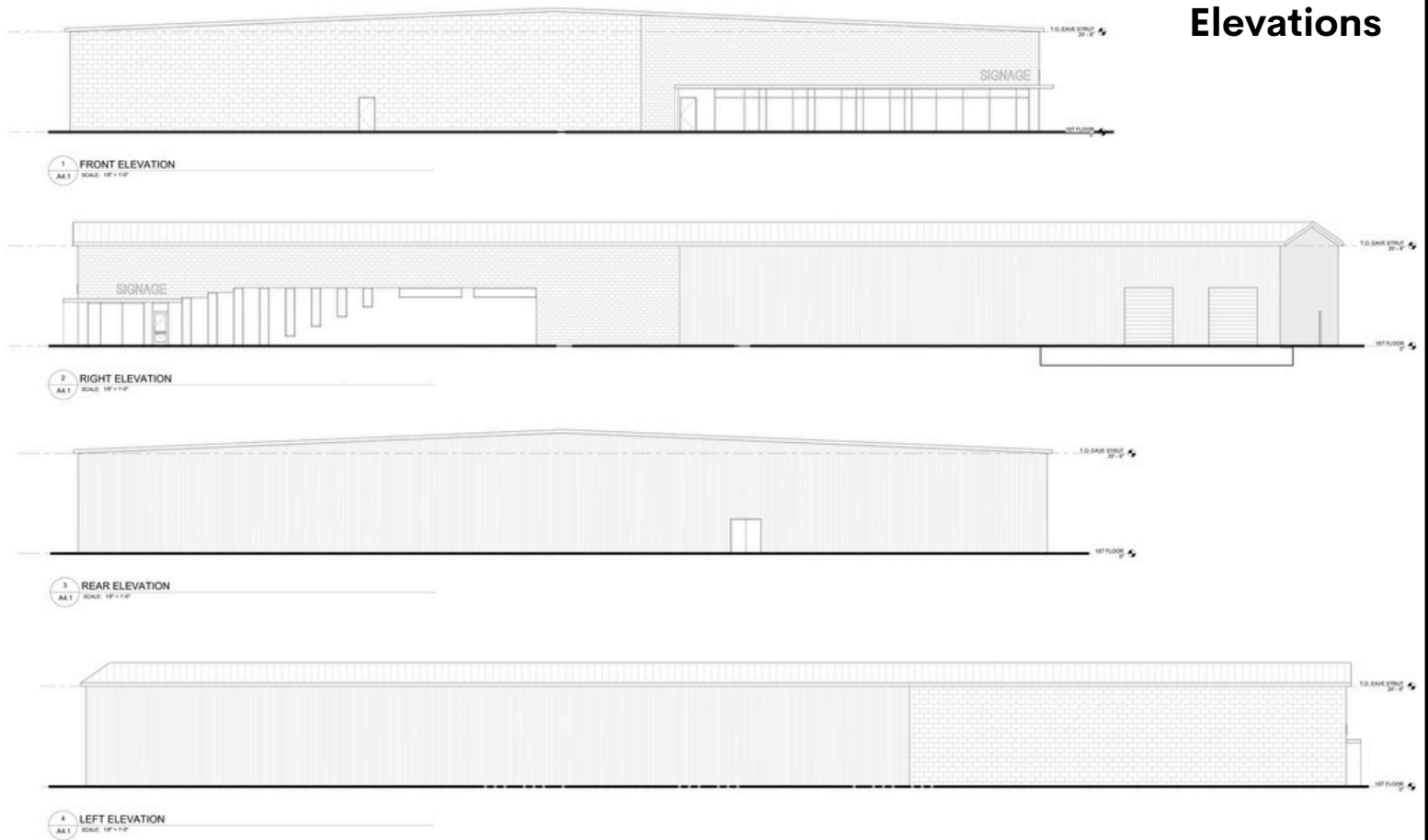
- 51,285 SF Facility Designed by Urban Grow on a 2.47 Acre Property. 79 Parking Spaces
- Building approvals awarded by township, ready for immediate construction Block and Lot Specified in Local Zoning Code for Cannabis Cultivation/ Manufacturing Electric and Sewer Agreements in Place
- Ownership Open to Proposals Including Land Sale, Ground Lease, and Build to Suit for Rental or Sale

Isometric Rendering



2 ISOMETRIC
A0.2 SCALE

Elevations



1 FRONT ELEVATION
A0.1 SCALE: 1/8" = 1'-0"

2 RIGHT ELEVATION
A0.1 SCALE: 1/8" = 1'-0"

3 REAR ELEVATION
A0.1 SCALE: 1/8" = 1'-0"

4 LEFT ELEVATION
A0.1 SCALE: 1/8" = 1'-0"



Location Details

- 🍃 Designated Impact Zone
- 🍃 Graded Sites with Phase 2 and Surveys Complete, No Remediation Necessary
- 🍃 Not in Wetlands or Flood Zone
- 🍃 Located in a Highly Accessible Industrial Zone
- 🍃 300,000 + Population Within 5 Miles (Philly Metro Area)



Site Plan

For More Information, Please Contact:

MATTHEW NAMER
 PRINCIPAL
 MATT@ALFADM.COM
 646-246-8504

PENELOPE-MYLES VOSS
 VP OF OPERATIONS
 PENELOPE.VOSS@ALFADM.COM
 212-206-7820 X 2