

# 896-900 COURSES LANDING ROAD CARNEYS POINT, NJ 08069

DEVELOPMENT SITE  
5.5 ACRES

TRAILER STORAGE  
MAINTENANCE FACILITY  
UP TO 132 TRAILER PARKING  
FUELING STATION



11,000 SF ON 5.5 AC

40 AUTO  
PARKING SPACES

FULL ZONING  
APPROVAL

FUEL  
ISLAND

AVAILABLE FOR LEASE

# PROPERTY HIGHLIGHTS

APPROVED DEVELOPMENT SITE - Q1 2027 DELIVERY

TOTAL ACREAGE

±7.41 AC (±5.5 AC USABLE)

MAINTENANCE FACILITY SIZE

±11,000 SF

BUILDING

ADMINISTRATION//SHOP BUILDING

BLOCK & LOTS

BLOCK 267, LOTS 12 AND 12.04

**FULL ZONING APPROVAL IN AN OPPORTUNITY ZONE**

OPTIONS

OFFICES//REPAIR GARAGE//PRIVATE GAS STATION

SEE FOLLOWING CONCEPTS

ACCESSIBILITY

2.3 MILES TO I-95

2.6 MILES TO I-295

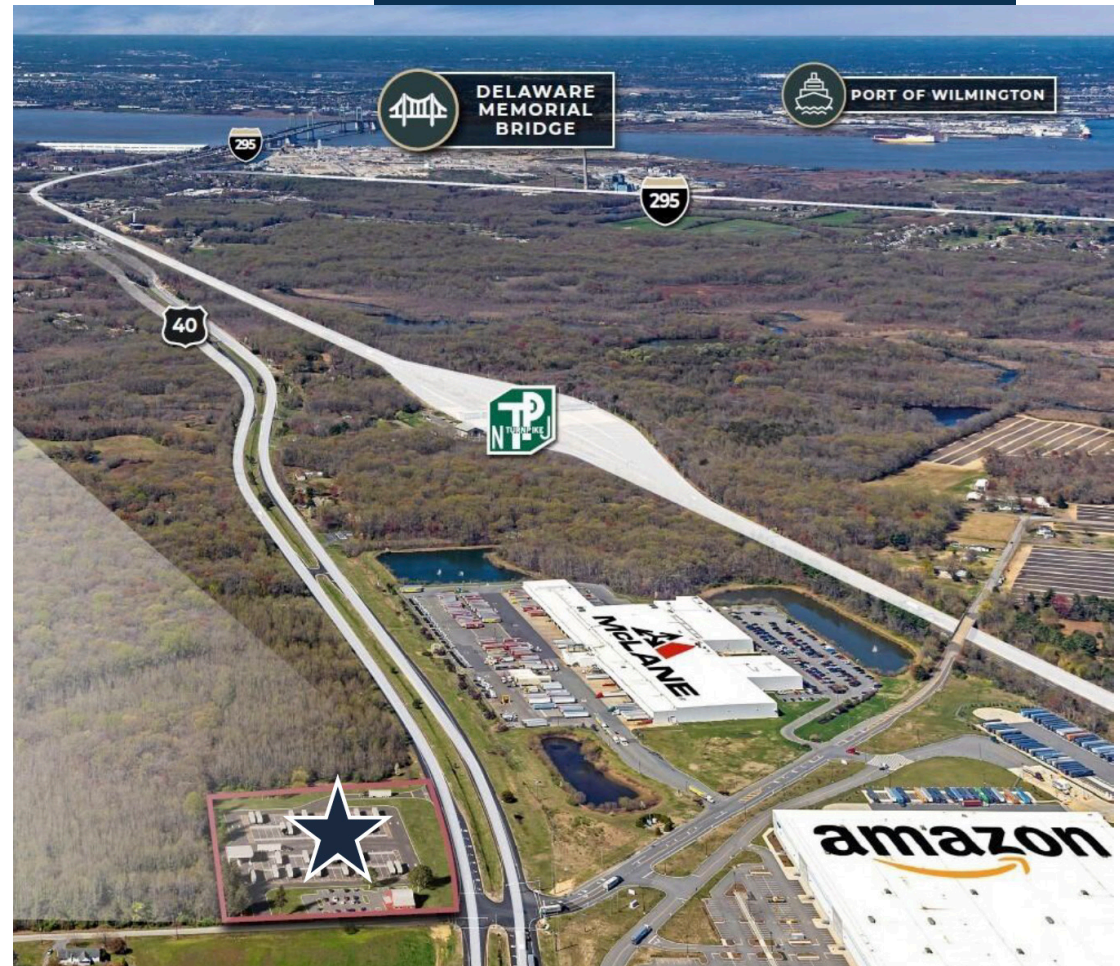
5.2 MILES TO DE MEMORIAL BRIDGE

9.6 MILES TO PORT OF WILMINGTON

31.5 MILES TO PA INTL AIRPORT

33.1 MILES TO PHILADELPHIA

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For more information, please contact:

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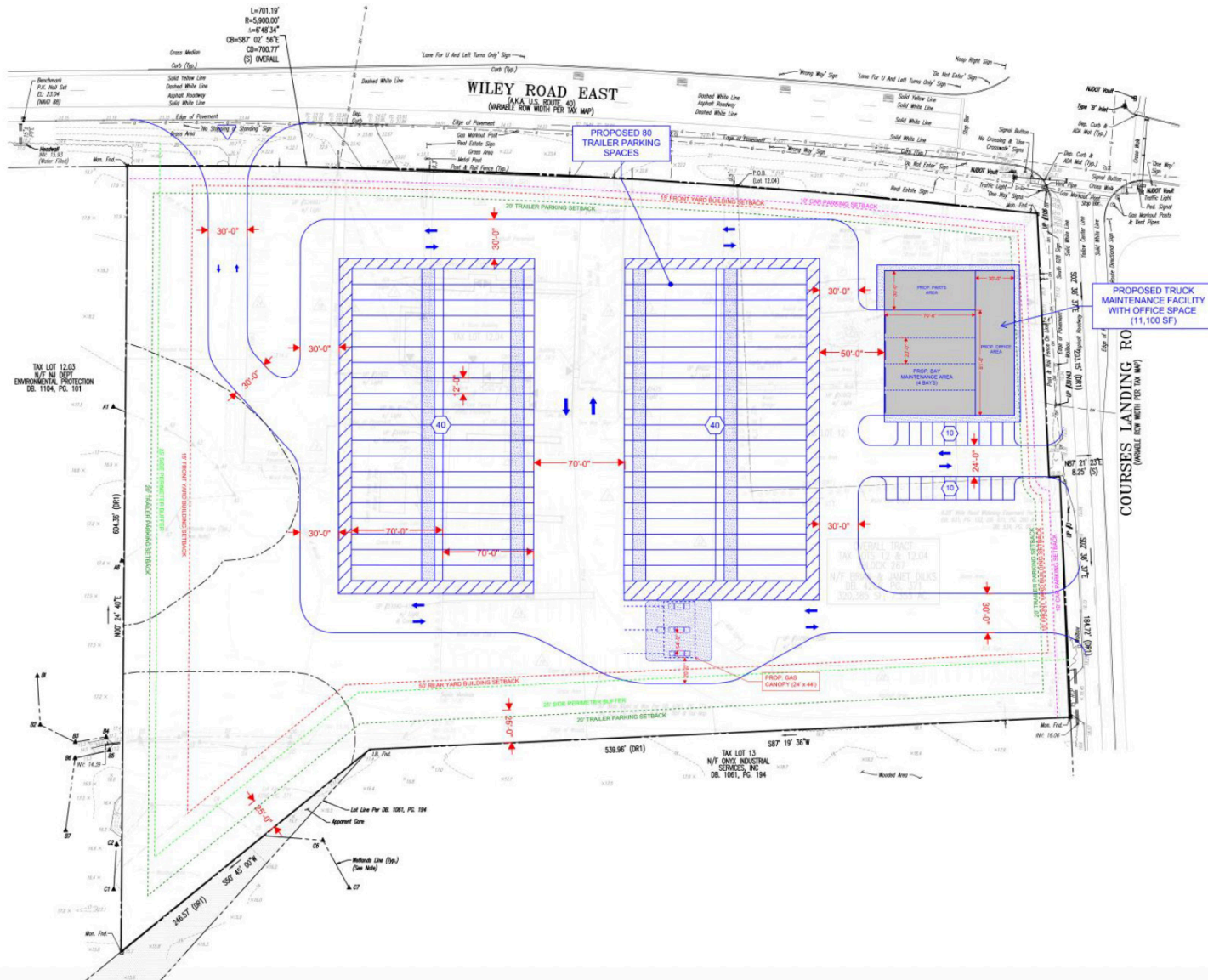
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# CONCEPT A

## TRUCK PARKING WITH MAINTENANCE FACILITY WITH GAS CANOPY

80 TRAILER SPACES//20 CAR SPACES//11,000 SF MAINTENANCE FACILITY//PRIVATE GAS CANOPY

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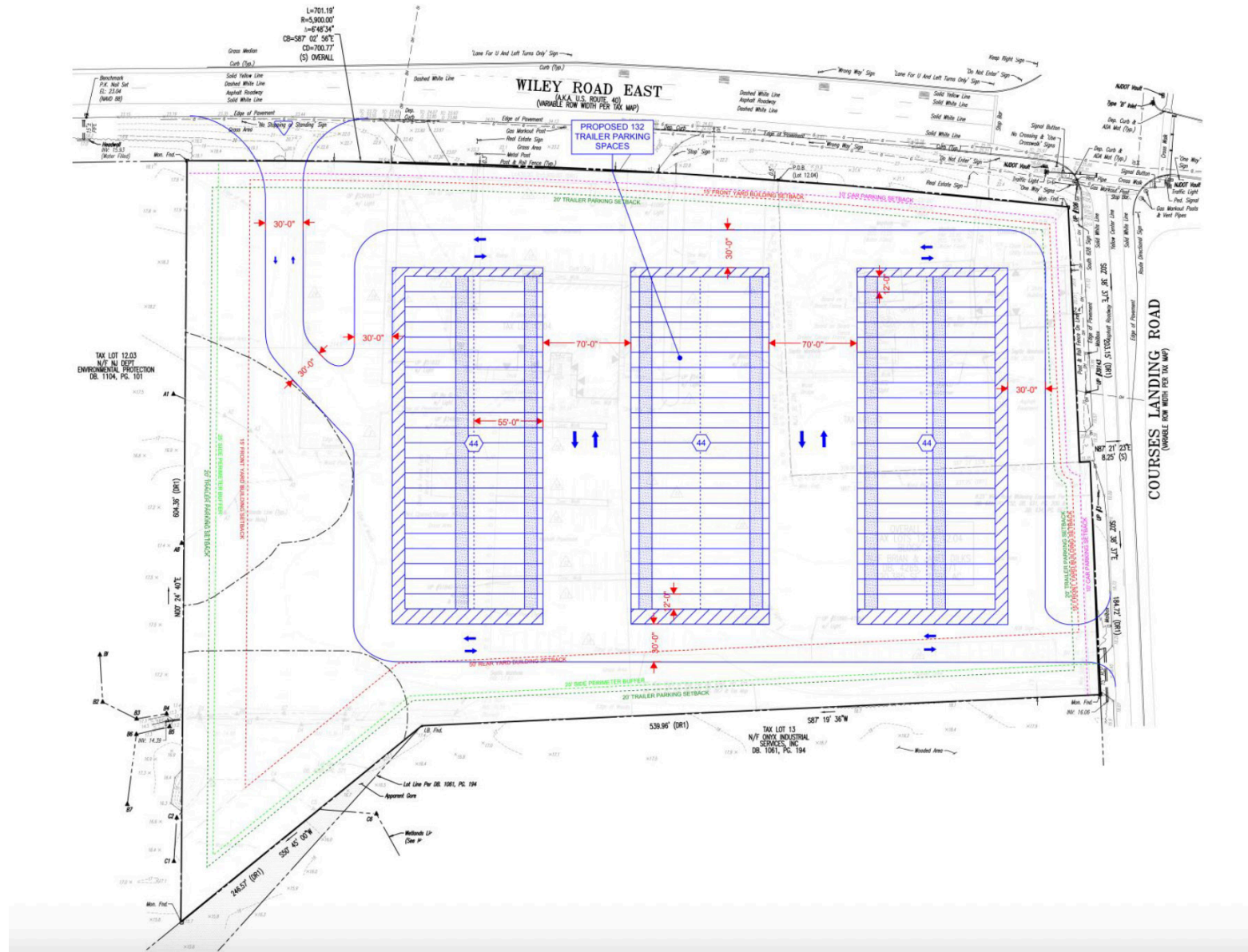
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# CONCEPT C TRAILER PARKING

132 TRAILER SPACES//ONSITE OFFICE TRAILER OPTION

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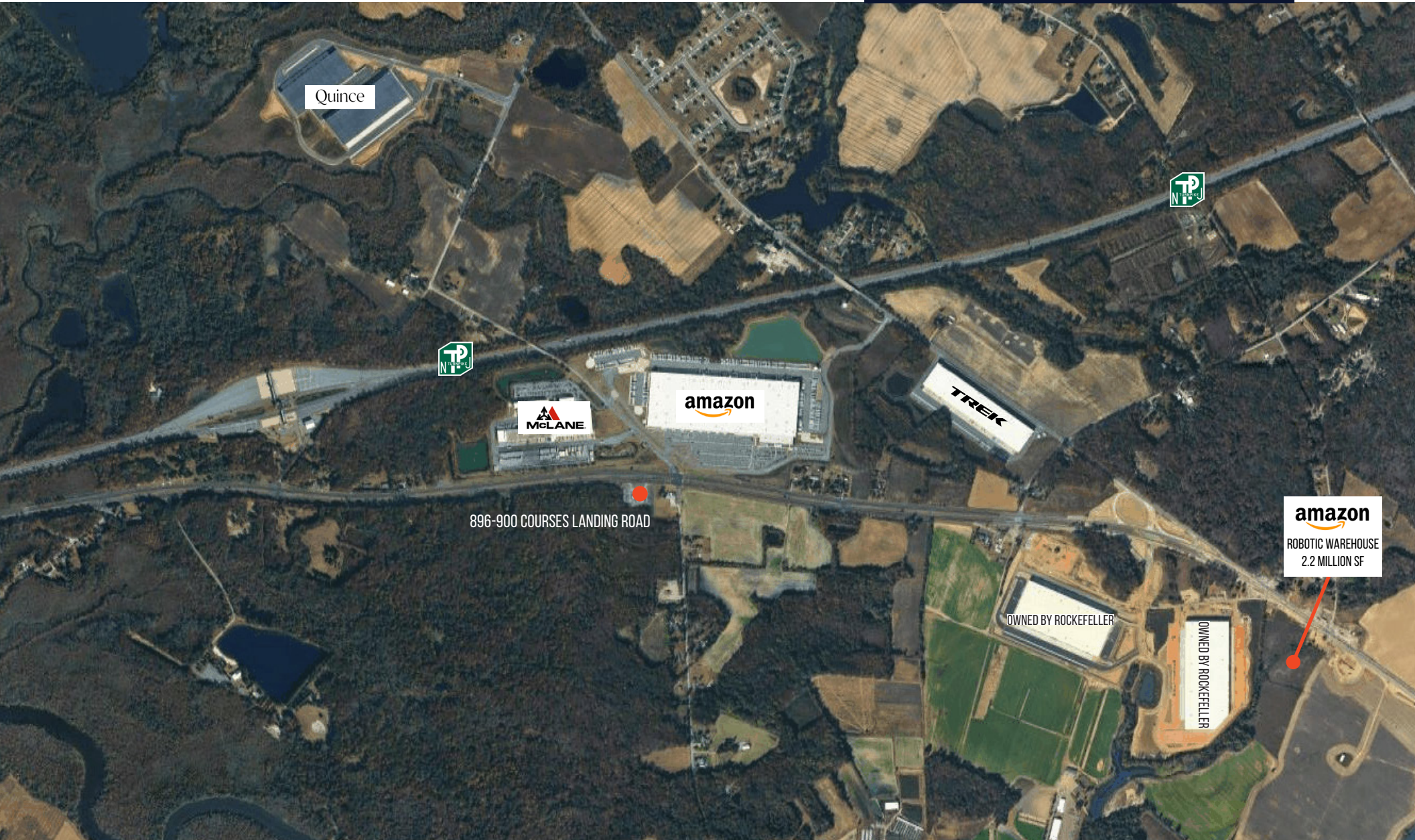
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# LOCAL MAP

896-900 COURSES LANDING ROAD  
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# DISTANCE ANALYSIS MAP

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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

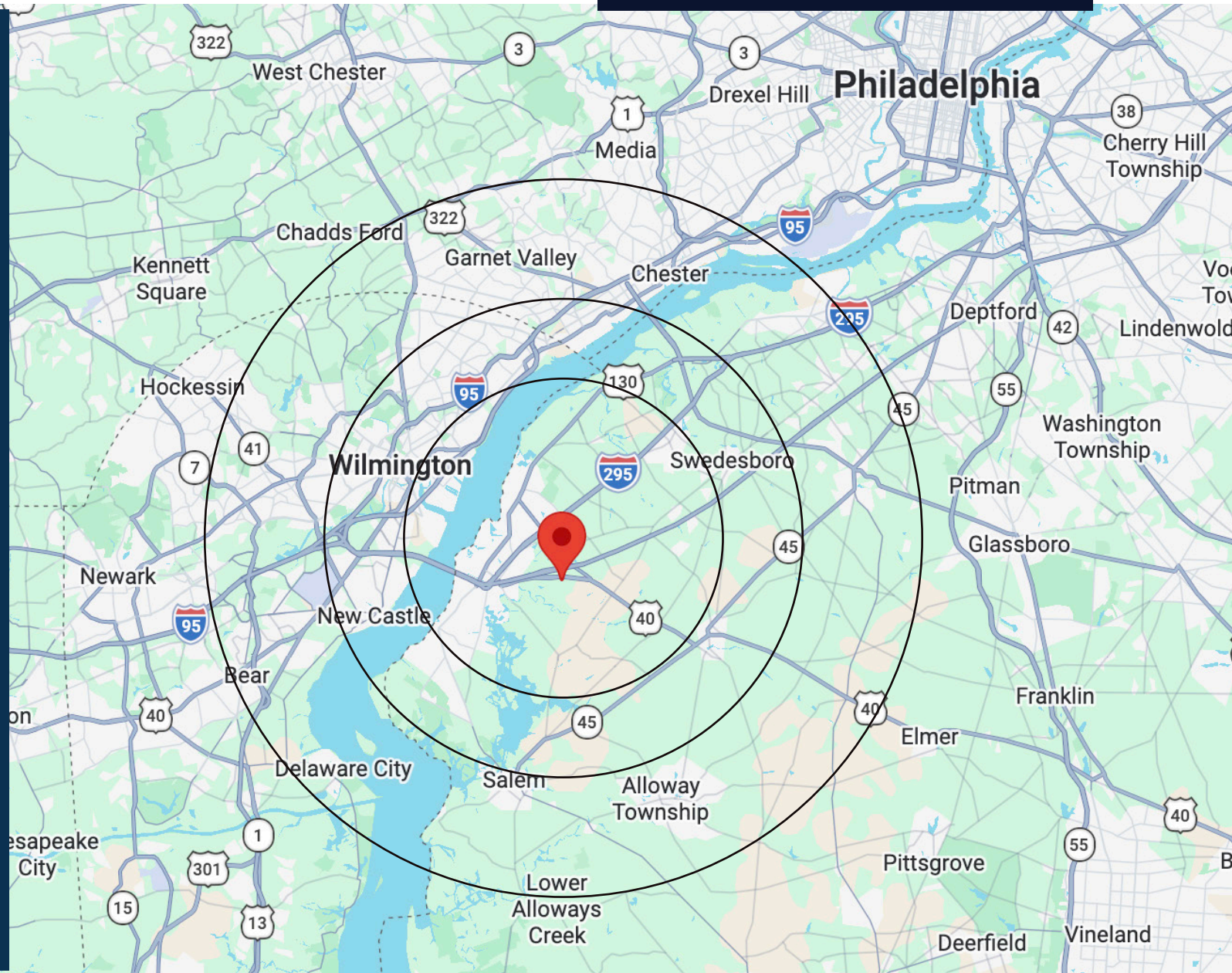
- TOTAL POPULATION: 274,807
- HOUSEHOLDS: 112,239
- MEDIAN HOUSEHOLD INCOME: \$84,659
- AVERAGE HOUSEHOLD SIZE: 2.4
- TRANSPORTATION TO WORK: 132,847
- LABOR FORCE: 220,676

## 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

## ACCESSIBILITY

- 2.3 MILES >> I-95
- 2.6 MILES >> I-295
- 5.2 MILES >> DE MEMORIAL BRIDGE
- 9.6 MILES >> PORT OF WILMINGTON
- 31.5 MILES >> PA INTL AIRPORT
- 33.1 MILES >> PHILADELPHIA



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