

Property Details & Highlights

Property Name:	Princess and Walnut St Industrial Site
Property Address:	1300 Walnut St, Camden , NJ 08013
Property Type:	Camden Opportunity Zone
Lot Size:	3.09 AC
Building Size:	100,000 SF
Building Class:	A
Zoning:	Opportunity Zone
Rail Access:	N/A
Cross Streets:	Pine, Memorial Ave, Princess
Number of Units:	0

PROPERTY OVERVIEW

Owner will provide all approvals for this site. Specific uses are in the Opportunity Zone Outlined in the OLI (Office/Light Industrial Zone). Further located in the Gateway Redevelopment Area. Economic Opportunity Act of 2013. The site is located within an area of eligibility for the various incentives afforded through the Economic Opportunity Act of 2013, which was signed into law in September of 2013. The Act merges New Jersey's various economic development incentive programs into 2 expanded programs: Grow NJ (Grow New Jersey Assistance Program) and ERG (Economic Redevelopment and Growth Program).

Grow NJ is the State's main job creation incentive program, offering base tax credits ranging from \$500 to \$5000 per job, per year; and bonus credits ranging from \$250 to \$3000 per job, per year. ERG is the State's key developer incentive program, authorizing a bonus of up to 40% of total project costs in Camden (a GSGZ).

LOCATION OVERVIEW

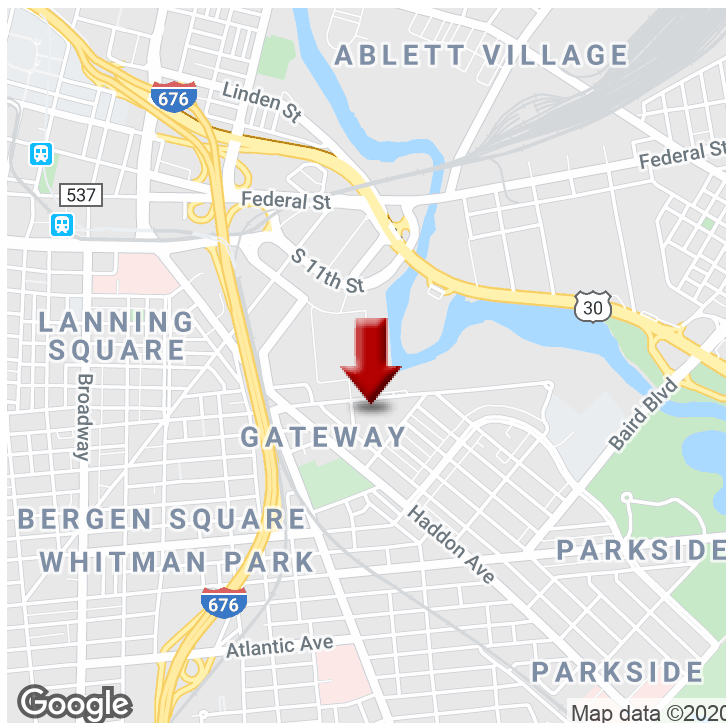
Site is next door to Campbell's Soup HQ and is 3.09 Acres with the ability to enlarge the land area to 3.6 acres for additional sq footage. This is an excellent site in a Gateway Redevelopment Area which is an Opportunity Zone with specific tax advantages for a new corporate user.



SALE HIGHLIGHTS

- Specific and far reaching Tax Incentives specific to each user.
- Tax Abatements and exemptions
- Grow NJ Assistance Program available with tax credits per Job
- wholesaling & storage of goods
- scientific/R&D laboratories
- professional offices/offices/office buildings/office complexes o pilot plant
- restaurants (sit down, carryout, drive-thru)
- commercial recreation facility
- lumber & building supply, sales & storage
- hotel/motel/extended family stay facility
- light Industrial
- special social services complex.

Executive Summary



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
NUMBER OF UNITS:	0
AVAILABLE SF:	100,000 SF
LOT SIZE:	3.09 Acres
BUILDING SIZE:	100,000 SF
ZONING:	Opportunity Zone
MARKET:	Philadelphia
SUBMARKET:	Camden NJ
PRICE / SF:	-

PROPERTY OVERVIEW

Owner will provide all approvals for this site. Specific uses are in the Opportunity Zone Outlined in the OLI (Office/Light Industrial Zone). Further located in the Gateway Redevelopment Area. Economic Opportunity Act of 2013. The site is located within an area of eligibility for the various incentives afforded through the Economic Opportunity Act of 2013, which was signed into law in September of 2013. The Act merges New Jersey's various economic development Incentive programs into 2 expanded programs: Grow NJ (Grow New Jersey Assistance Program) and ERG (Economic Redevelopment and Growth Program). GrowNJ is the State's main job creation incentive program, offering base tax credits ranging from \$500 to \$5000 per job, per year; and bonus credits ranging from \$250 to \$3000 per job, per year. ERG is the State's key developer incentive program, authorizing a bonus of up to 40% of total project costs in Camden (a GSGZ).

PROPERTY HIGHLIGHTS

- Specific and far reaching Tax Incentives specific to each user.
- Tax Abatements and exemptions
- Grow NJ Assistance Program available with tax credits per Job
- wholesaling & storage of goods
- scientific/R&D laboratories
- professional offices/offices/office buildings/office complexes o pilot plant

Property Description

PROPERTY OVERVIEW

Owner will provide all approvals for this site. Specific uses are in the Opportunity Zone Outlined in the OLI (Office/Light Industrial Zone). Further located in the Gateway Redevelopment Area. Economic Opportunity Act of 2013. The site is located within an area of eligibility for the various incentives afforded through the Economic Opportunity Act of 2013, which was signed into law in September of 2013. The Act merges New Jersey's various economic development incentive programs into 2 expanded programs: Grow NJ (Grow New Jersey Assistance Program) and ERG (Economic Redevelopment and Growth Program).

Grow NJ is the State's main job creation incentive program, offering base tax credits ranging from \$500 to \$5000 per job, per year; and bonus credits ranging from \$250 to \$3000 per job, per year. ERG is the State's key developer incentive program, authorizing a bonus of up to 40% of total project costs in Camden (a GSGZ).

LOCATION OVERVIEW

Site is next door to Campbell's Soup HQ and is 3.09 Acres with the ability to enlarge the land area to 3.6 acres for additional sq footage. This is an excellent site in a Gateway Redevelopment Area which is an Opportunity Zone with specific tax advantages for a new corporate user.

Complete Highlights

SALE HIGHLIGHTS

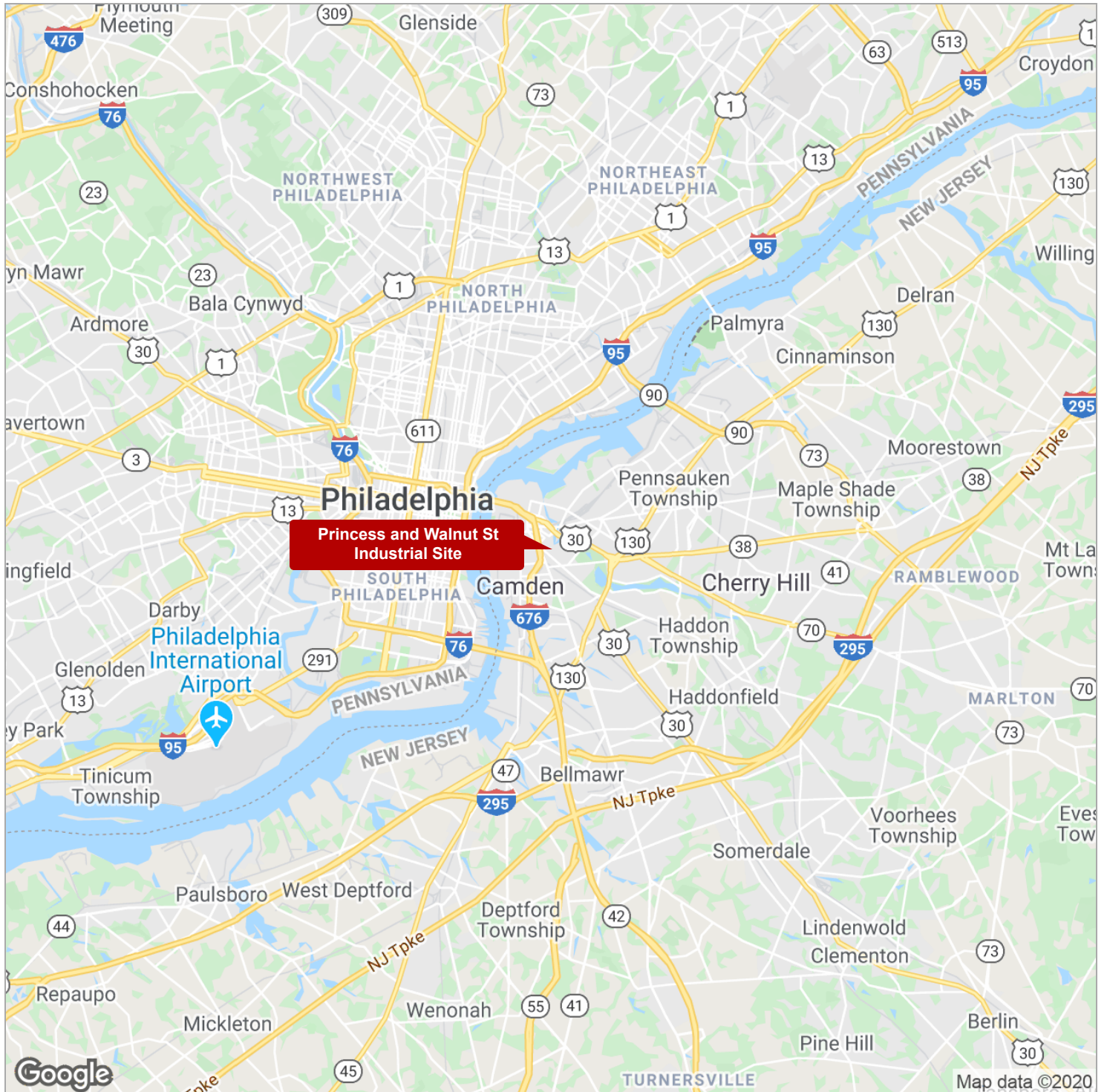
- o Specific and far reaching Tax Incentives specific to each user.
- o Tax Abatements and exemptions
- o Grow NJ Assistance Program available with tax credits per Job
- o wholesaling & storage of goods
- o scientific/R&D laboratories
- o professional offices/offices/office buildings/office complexes
 - o pilot plant
- o restaurants (sit down, carryout, drive-thru)
- o commercial recreation facility
- o lumber & building supply, sales & storage
- o hotel/motel/extended family stay facility
- o light Industrial
- o special social services complex.
- o municipal purpose
- o See GSGZ Business Lease and Business Improvement Incentive plan for NJ



ECONOMIC HIGHLIGHTS

- Add bullets
- <https://www.nj.gov/state/ba-ip-guide/sect-04-03.shtml>
- <https://www.withum.com/resources/gsgz-the-business-lease-and-business-improvement-incentive/>
-

Regional Map



Aerial Map

