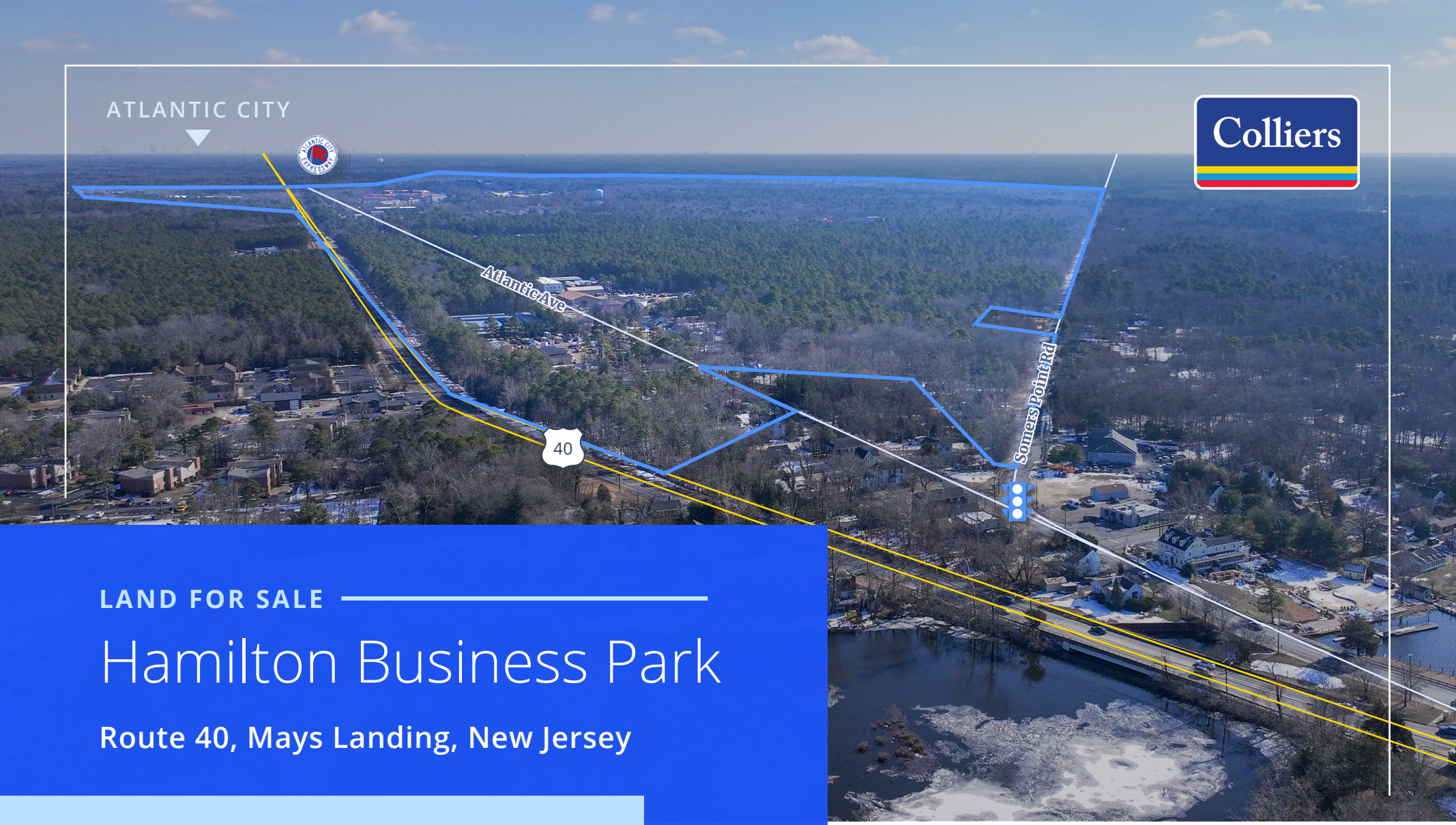


LAND FOR SALE

Hamilton Business Park

Route 40, Mays Landing, New Jersey

- Mixed-use development opportunity
- Lots from 1 - 100 acres available
- Road, utility and site improvements

Tony DiDio, SIOR
Senior Vice President
+1 609 820 5900
tony.didio@colliers.com

1317 Route 73, Suite 109
Mount Laurel, NJ 08054
+ 1 856 234 9300

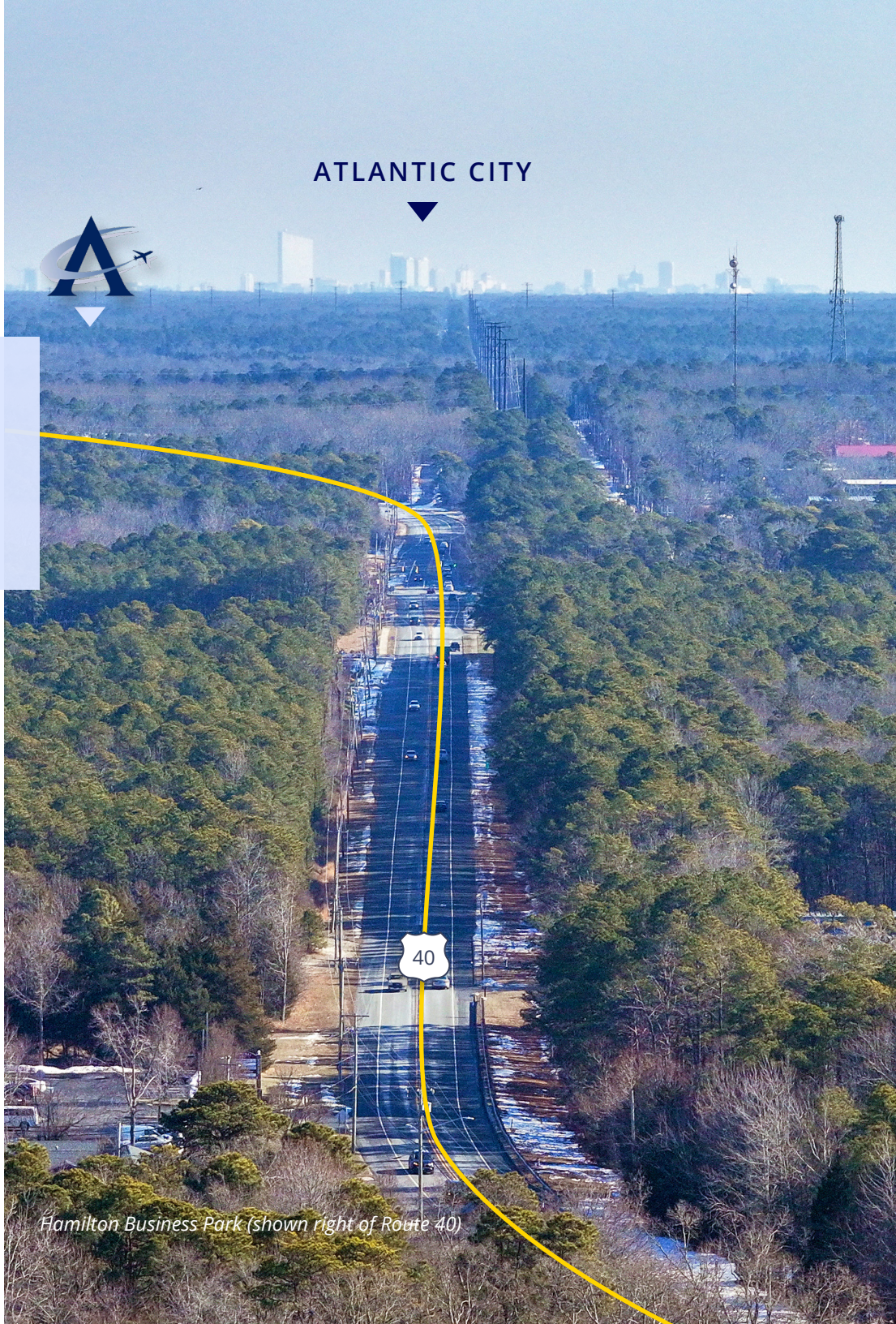
Property Highlights

1-100 acres
available sites

Flexible
mixed-use zoning

Infrastructure
all in place

- 690 acre mixed-use park
- Five year tax abatement on new construction
- Public utilities
- Wide range of uses, including offices, warehousing, medical, testing, manufacturing, institutional, assisted living, and government agencies
- Mays Landing is a hub for institutions, research, and local business—a key gateway to shore communities and investment
- Close proximity to the Atlantic City Airport
- Located 15 minutes from Atlantic City and nearby Atlantic City Expressway and Garden State Parkway on Route 40



Hamilton Business Park (shown right of Route 40)

Hamilton Business Park | For Sale

Site Plan

1 - 100 ACRES AVAILABLE

AVAILABLE, PRIVATELY OWNED

AVAILABLE SITES

NOT AVAILABLE - DEVELOPED, PRIVATELY OWNED

Property Overview

Hamilton Business Park is a premier business location of Southern New Jersey catering to a wide range of needs: offering space for professional offices, warehousing, medical facilities, scientific testing labs, light manufacturing, institutional and assisted living facilities, and even state, county, and federal government agencies. Proximity to the state of the art Federal Aviation Administration Technical Center further enhances the Hamilton Business Park as an ideal location to support contractors and high-tech businesses.

Owned and developed by the Township of Mays Landing, Hamilton Business Park is a flexible business partner for your success.

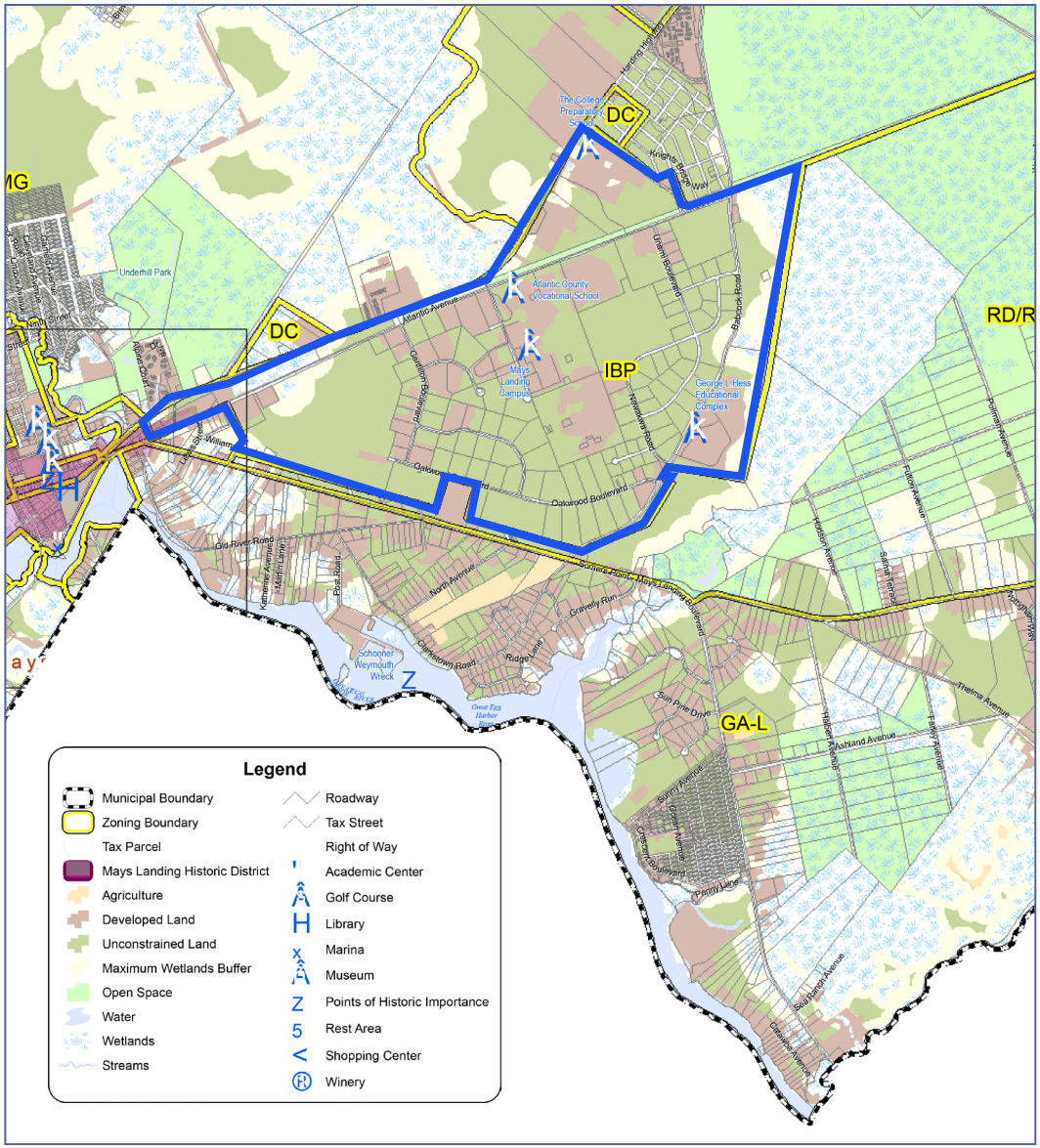
Hamilton Business Park

Zoning Summary

Hamilton Business Park is categorized as Industrial Business Park (IBP) District

IBP zoning refers to a district designated for light industrial and business park activities. This zoning accommodates low-intensity manufacturing, research and development, corporate headquarters, office spaces, and medical facilities.

This section establishes standards for development for the area in the Hamilton Township Industrial Business Park, situated between Atlantic Avenue and Route 40. The intent is to establish a two-story campus-like setting that is highly landscaped and where a consistent architectural theme is maintained through coordination with the Hamilton Township Planning Board and that there is substantial spacing between buildings to support a campus-type atmosphere.



Location Highlights

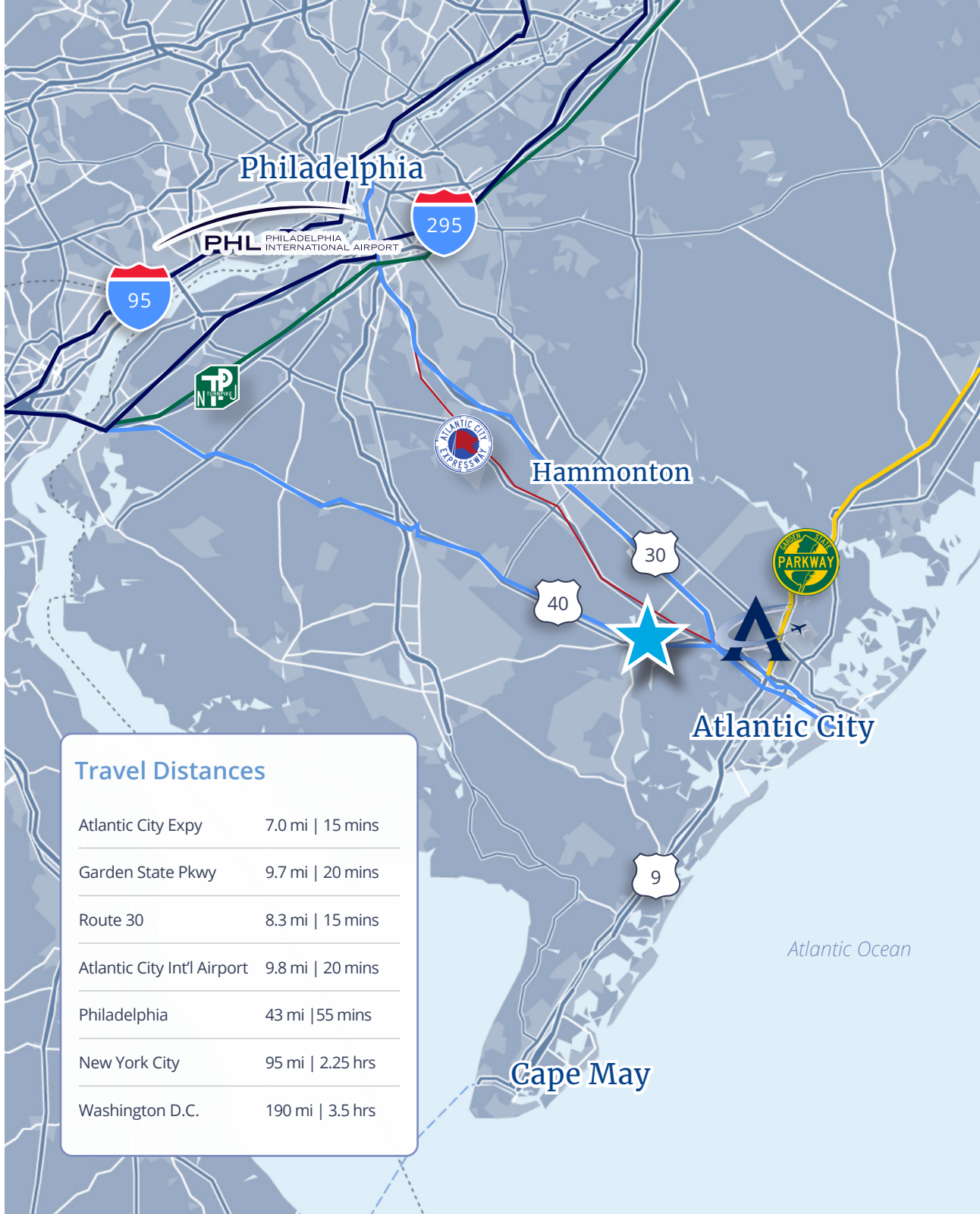
Atlantic County provides a high quality of life and is home to a nationally recognized university, a comprehensive community college, a blue-ribbon technical high school, and numerous outstanding public, private and charter schools.

Mays Landing Area Drivers

- Atlantic City International Airport
- FAA Technical Center
- National Aviation Research Technology Park
- Rowan University
- Atlantic Cape Community College
- Atlantic Care Health

267,458
Total Population*

269,776
Daytime Population*



Travel Distances

Atlantic City Expy	7.0 mi | 15 mins
Garden State Pkwy	9.7 mi | 20 mins
Route 30	8.3 mi | 15 mins
Atlantic City Int'l Airport	9.8 mi | 20 mins
Philadelphia	43 mi |55 mins
New York City	95 mi | 2.25 hrs
Washington D.C.	190 mi | 3.5 hrs

FOR INQUIRIES, CONTACT:

Tony DiDio, SIOR

Senior Vice President
+1 609 820 5900
tony.didio@colliers.com

Colliers

1317 Route 73, Suite 109
Mount Laurel, NJ 08054
+ 1 856 234 9300

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Accelerating success.