



DELAWARE RIVER INDUSTRIAL PORTFOLIO IOS & LAND PORTFOLIO | CAMDEN, NEW JERSEY

- SITE 1 AVAILABLE SEPERATE FROM SITE 2, 3, 4.
- SITE 2 TENANT ON MONTH TO MONTH LEASE
- TOTAL PORTFOLIO ACREAGE: +/- 13.75 ACRES

SITE #1



1600 Mickle Street

- +/- 7.21 acres
- Zoning: Transit Oriented Development

SITE #2



1720 River Ave

- +/- 3.89 acres
- Zoning: Mixed Waterfront 2

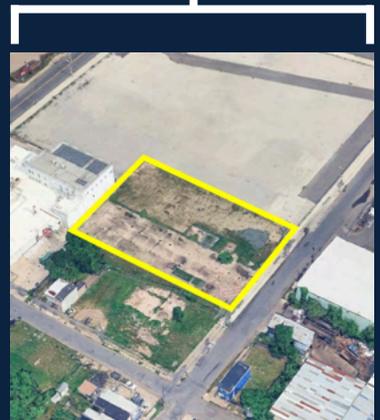
SITE #3



1300 Pine Street

- +/- 1.65 acres
- Zoning: Office Light Industrial

SITE #4



1565-1575 S 6th Street

- +/- 1.00 acre
- Zoning: Light Industrial

PORTFOLIO OVERVIEW

Strategically positioned near the Delaware River waterfront and within one of the most supply-constrained industrial corridors in the Northeast, the Delaware River Industrial Portfolio offers investors and users a rare opportunity to control land sites with the potential for industrial outside storage and warehousing with immediate access to the Port of Camden and the greater Philadelphia logistics network.

LOCATION & ACCESS HIGHLIGHTS

Immediate Port Access – South Jersey Port Corporation terminals + PhilaPort terminals

Regional Connectivity – I-76, I-95, I-676, RT-30, RT-130, I-295, and NJTP

Bridge Proximity – Walt Whitman & Ben Franklin Bridge

Labor & Population Density – Servicing the Philadelphia MSA

Rail Access – Conrail Shared Assets Operations (Pavonia Yard) + CSX (Greenwich Yard)

