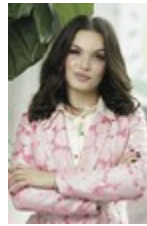


Flex 40-Acre Agricultural Land in Central NJ

149 Brindletown Rd, New Egypt, NJ 08533



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Flex 40-Acre Agricultural Land in Central NJ

\$4.00 /SF/YR

Introducing a rare opportunity to lease or partner on 40 acres of preserved farmland at 149 Brindletown Rd, New Egypt, NJ, home to GreenCELL Farms. Operated by an experienced farmer, GreenCELL Farms offers flexible lot options, competitive lease rates, and the expertise needed for innovative agricultural ventures.

This preserved farmland is ideal for cannabis cultivation,...

- Preserved Farmland Compliance: All development is restricted to agricultural uses per SADC guidelines, ensuring long-term farmland viability.
- Existing Infrastructure: Four (4) greenhouses, approximately 4,500 sqft each. Two (2) facilities, approximately 4,200 sqft each, perfect for processing.
- Flexible Subdivisions: Customizable parcels from 1 to 11 acres, suitable for operations of any scale.
- Owner-Operated Expertise: GreenCELL Farms offers collaboration opportunities through JV partnerships.

For more information visit:

<https://www.loopnet.com/Listing/149-Brindletown-Rd-New-Egypt-NJ/34551354/>



Rental Rate: \$4.00 /SF/YR

Property Type: Land

Property Subtype: Agricultural

Min. Divisible: 43,560 SF

Proposed Use: Agricultural

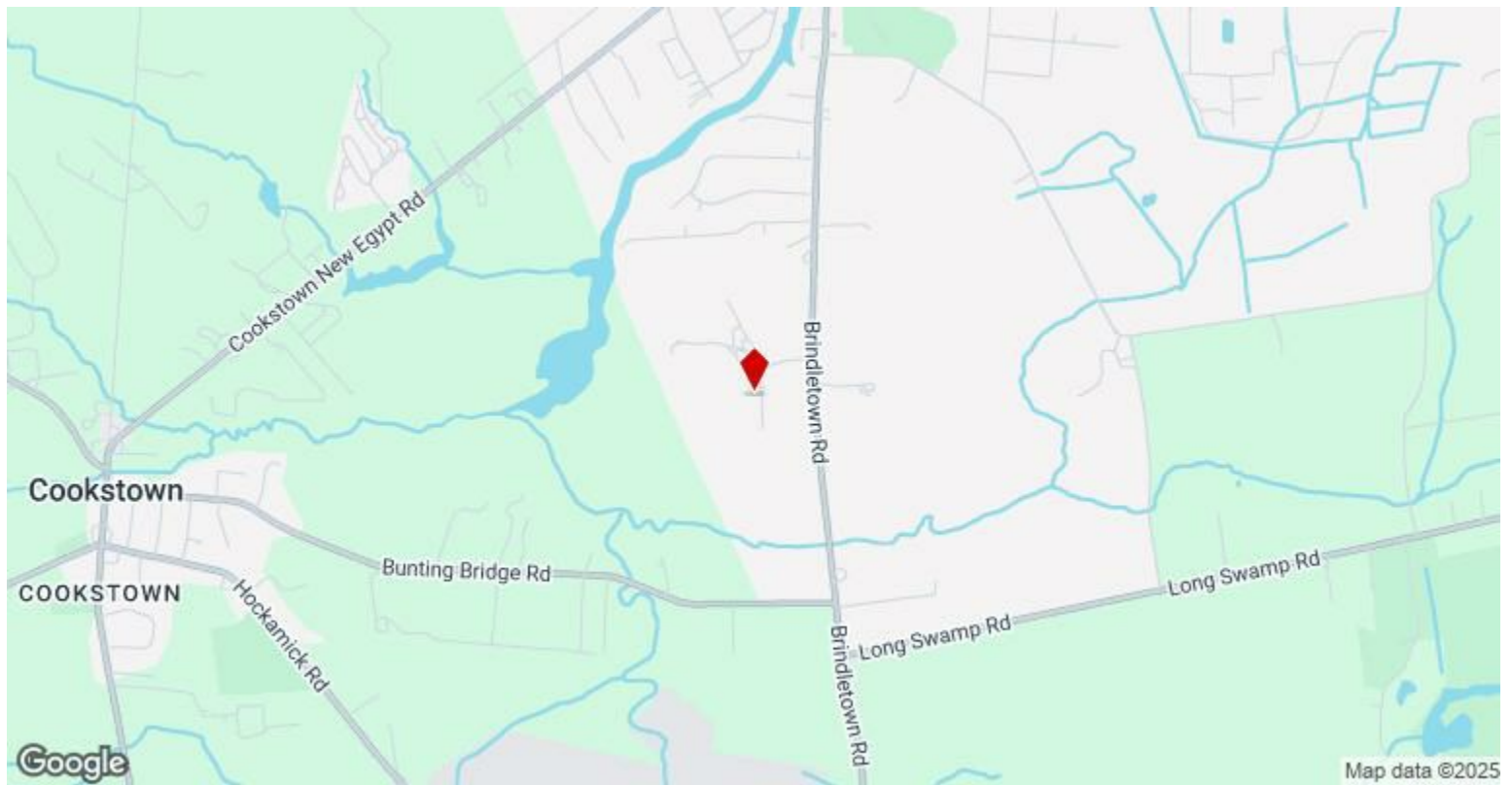
Rental Rate Mo: \$0.33 /SF/MO

1

Space 1

Space Available	43,560 - 1,742,400 SF
Rental Rate	\$4.00 /SF/YR
Date Available	Now

Location: 149 Brindletown Rd, New Egypt,
NJOwner/Operator: GreenCELL Farms – Experienced
farmer offering JV opportunities for agricultural
innovation.Land Size: 40 Acres (1.75M sqft) – Subdivisible
into 1 to 11-acre parcels or full property assumptionZoning:
Farm (qualified)Lease Rates: • \$4/sqft for cannabis
cultivation/manufacturing and hemp production • \$2.50/sqft
for traditional farming/agriculture



149 Brindletown Rd, New Egypt, NJ 08533

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This preserved farmland is ideal for cannabis cultivation, hemp production, or traditional farming. Flexible development is permitted solely for agricultural purposes, including greenhouses and related facilities, ensuring compliance with New Jersey's farmland preservation guidelines. GreenCELL Farms is also open to joint ventures, allowing collaboration with a seasoned operator committed to maximizing the land's potential.

Additional Notes:

- Subdivided lots or development plans must minimize fragmentation and comply with the deed of easement restrictions.
- Potential exceptions, such as for housing or other uses, may be considered but are subject to SADC approval.

Permitted Uses:

- Cannabis Cultivation & Manufacturing
- Hemp Cultivation & Production
- Traditional Farming and Agriculture

Advantages:

- Prime agricultural location with accessibility to major markets while maintaining privacy.
- Opportunities to develop agricultural facilities in compliance with New Jersey farmland preservation guidelines.
- Support from a knowledgeable owner/operator ensures seamless integration for new ventures

Property Photos



Property Photos



Property Photos



Property Photos



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greenhouse



Greenhouse

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