

**AVISON  
YOUNG**

# 758 OLD NEW YORK ROAD

PORT REPUBLIC, NJ



**FOR SALE**  
**+/- 40 Acre Marina**

**FUEL DOCK**

**VERSATILE INDUSTRIAL WATERFRONT FACILITY**



**Dry / Wet Storage | Fuel Docks**



# Property Overview

758 Old New York Road presents a rare opportunity to acquire a +/- 40-acre industrial outdoor storage and waterfront facility in Southern New Jersey. The property is currently improved as the Chestnut Neck Boat Yard, offering functional infrastructure that readily supports industrial outdoor storage (IOS), contractor yards, and specialized marine/industrial uses.

The site combines usable yard area, existing structures, and direct water access, making it particularly well-suited for users requiring laydown space, equipment storage, fleet parking, or water-dependent operations. In a market with limited IOS supply and increasing zoning constraints, the property offers both immediate usability and long-term strategic value.

## HIGHLIGHTS

<b>Acreeage</b>	+/- 40 acre in Port Republic, New Jersey
<b>Highway Access</b>	Immediate frontage / access to Garden State Parkway
<b>Deep-Water Port</b>	Up to 30' depth on Mullica River
<b>Fuel Dock</b>	Active, fully operational fuel docking
<b>In-Water Slips</b>	45 slips + 20 jet - ski positions
<b>Forklift Dry Storage</b>	165 units (expandable to 400)
<b>Dry-Dock Storage</b>	15+ acres, expansion potential
<b>Marine Dealership</b>	Preferred partner & Suzuki Marine dealership
<b>State Contract Status</b>	NJ State Contract engine & service provider
<b>Included Assets</b>	All equipment, operational components & fixtures
<b>NOI</b>	Generates over \$800,000 annually

# Existing Infrastructure Map



## Map Key:



**SINGLE FAMILY RENTAL**



**CELL TOWER LEASE**



**BOAT YARD INFRASTRUCTURE**

## Infrastructure & Equipment Included in the Sale:

The offering includes approximately 20,000 square feet of retail and marina-based infrastructure, consisting of a retail sales building, a restaurant building shell, and two supporting structures. Additional real estate included in the sale features two single-family rental homes and a long-term, fee-simple cell tower lease.

# Aerial Map

Atlantic City

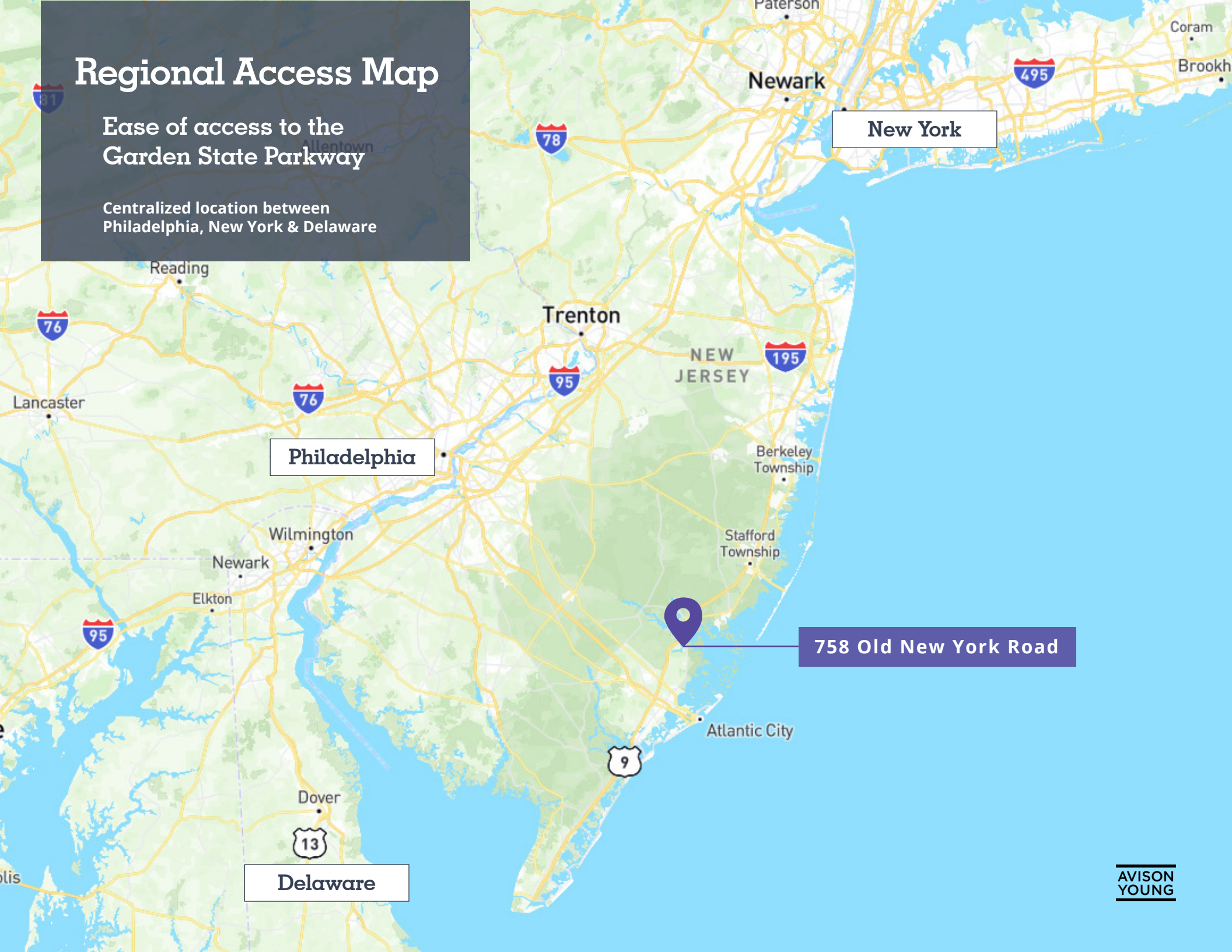
758 Old New York Rd

Garden State Parkway

# Regional Access Map

Ease of access to the  
Garden State Parkway

Centralized location between  
Philadelphia, New York & Delaware



758 Old New York Road

# Due Diligence

- Historical financial statements
- Relevant lease documents
- Rent roll
- Archaeological study







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