

Specifications

±7.41 AC (±5.5 AC Usable)
TOTAL ACREAGE

±11,000 SF
MAINTENANCE FACILITY SIZE

Block 267, Lots 12 and 12.04
BLOCK & LOTS

Full Zoning Approval in an
Opportunity Zone
ZONING

Administration / Shop Building
BUILDING

2.3 Miles to I-95

2.6 Miles to I-295

5.2 Miles to DE Memorial Bridge

9.6 Miles to Port of Wilmington

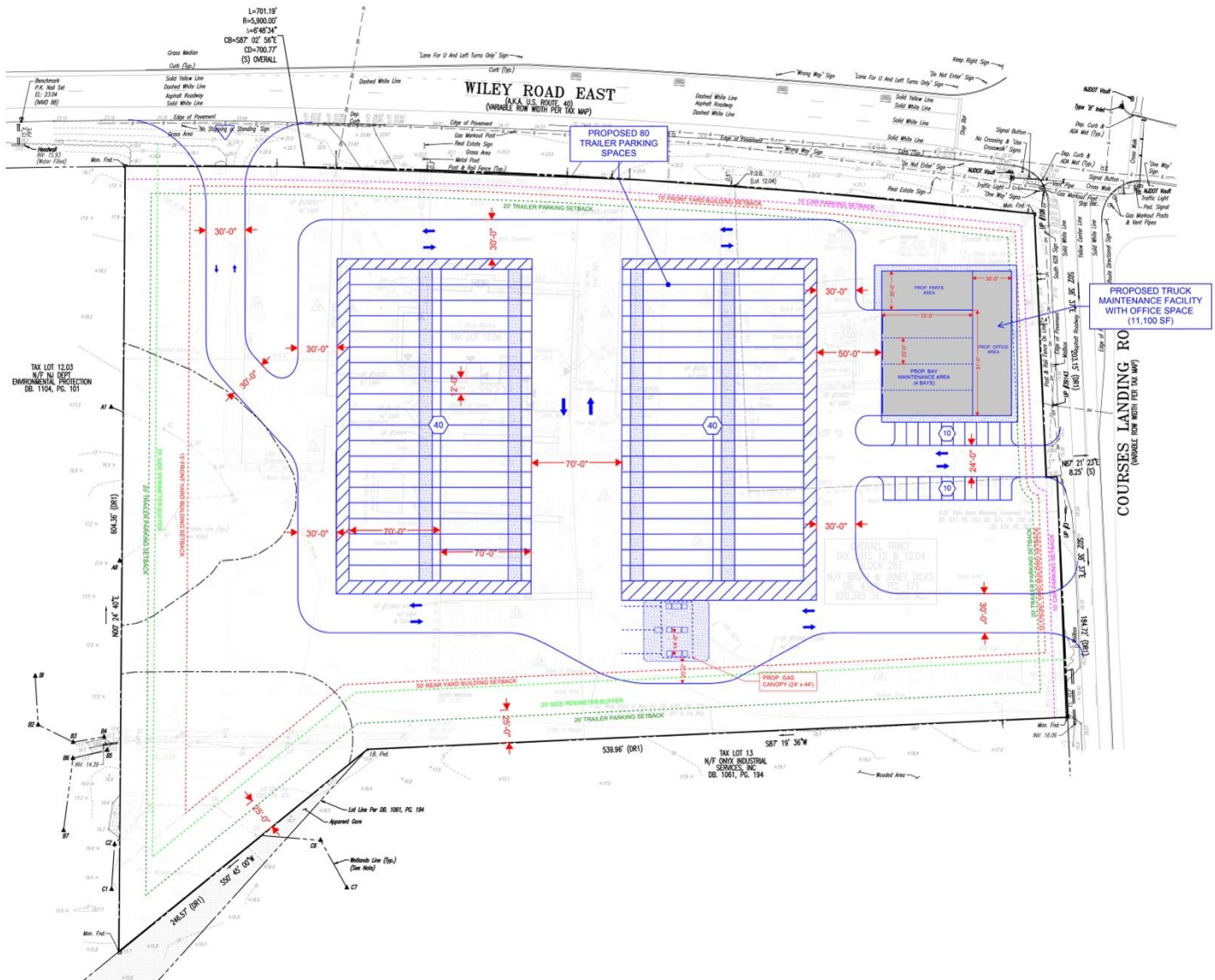
33.1 Miles to Philadelphia

ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ
Truck Parking with Maintenance Facility - Concept A

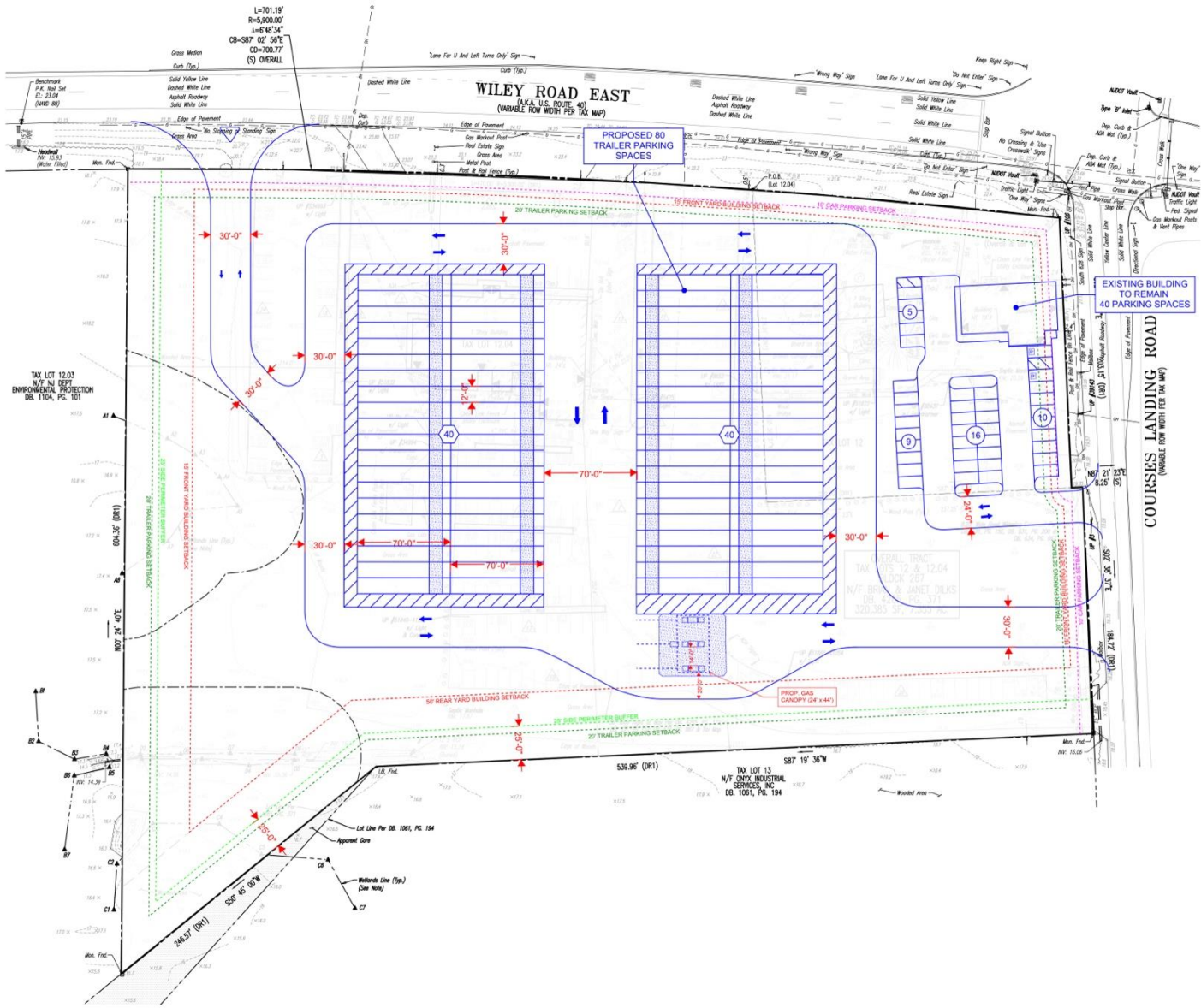


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
 Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
 Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
 John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
 Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

Truck Parking with Gas Canopy - Concept B

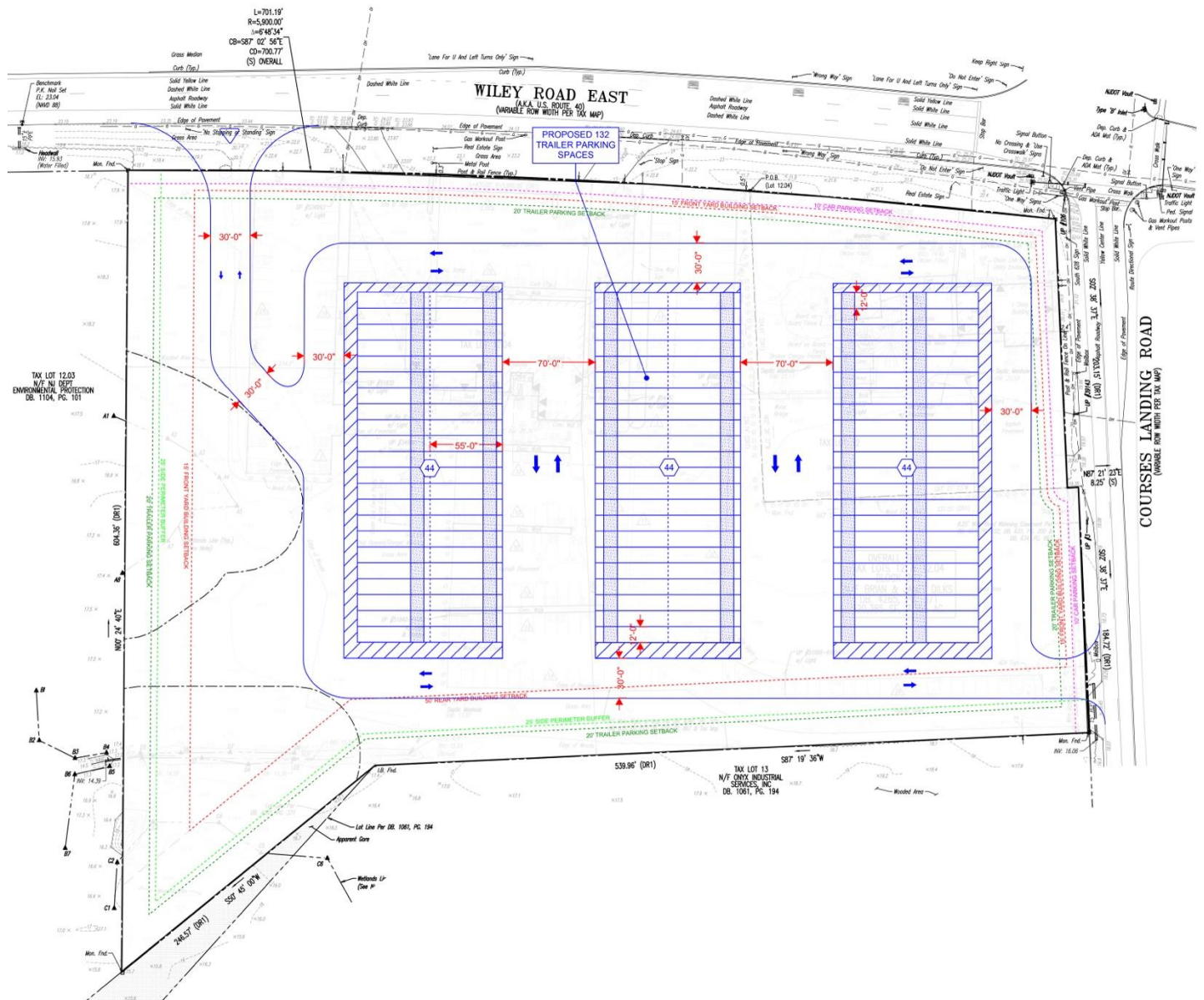


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Grimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcgrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, acont@blauberg.com
Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ
Trailer Parking – Concept C

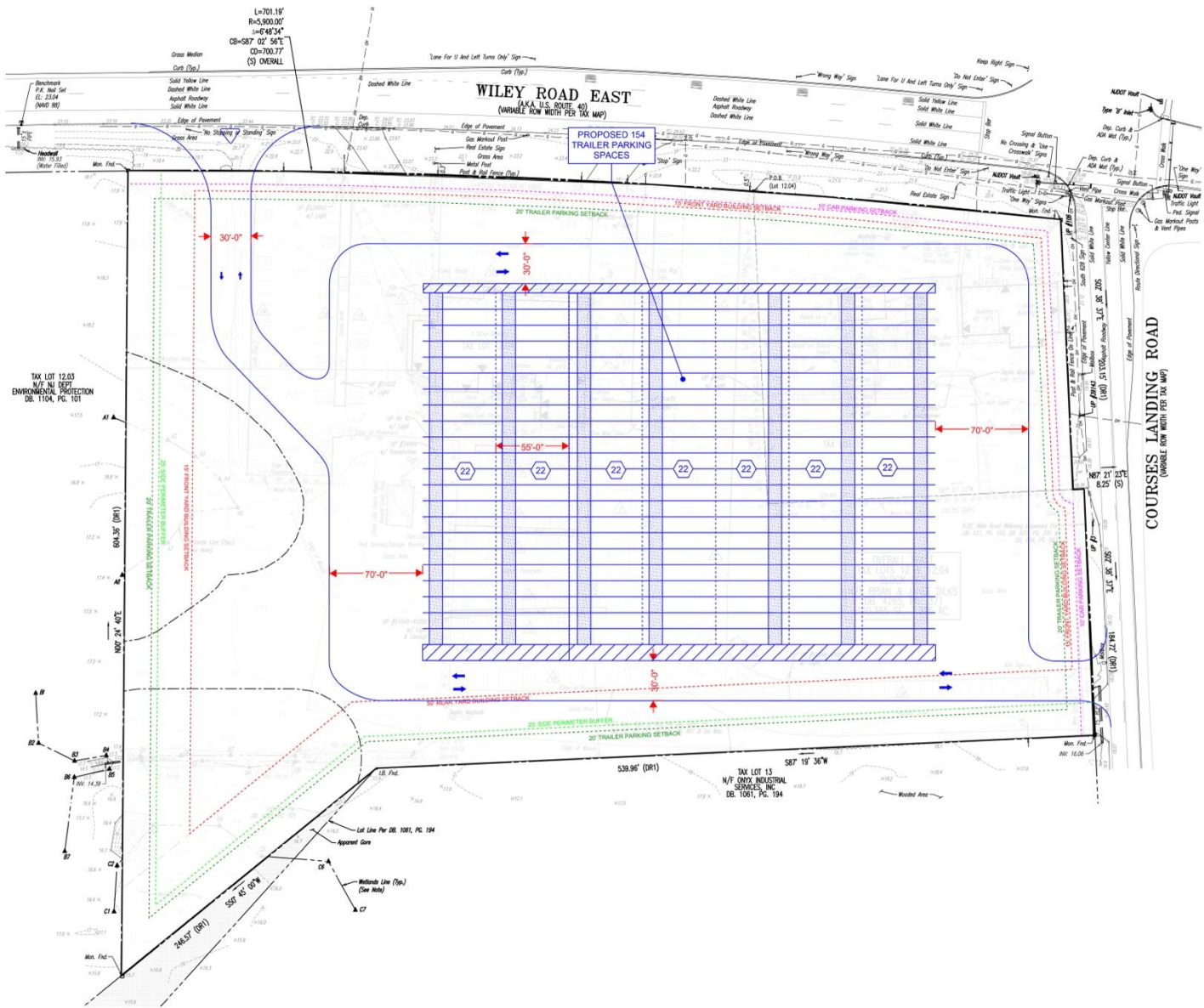


For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
 Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
 Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
 John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
 Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

Trailer Parking – Concept D



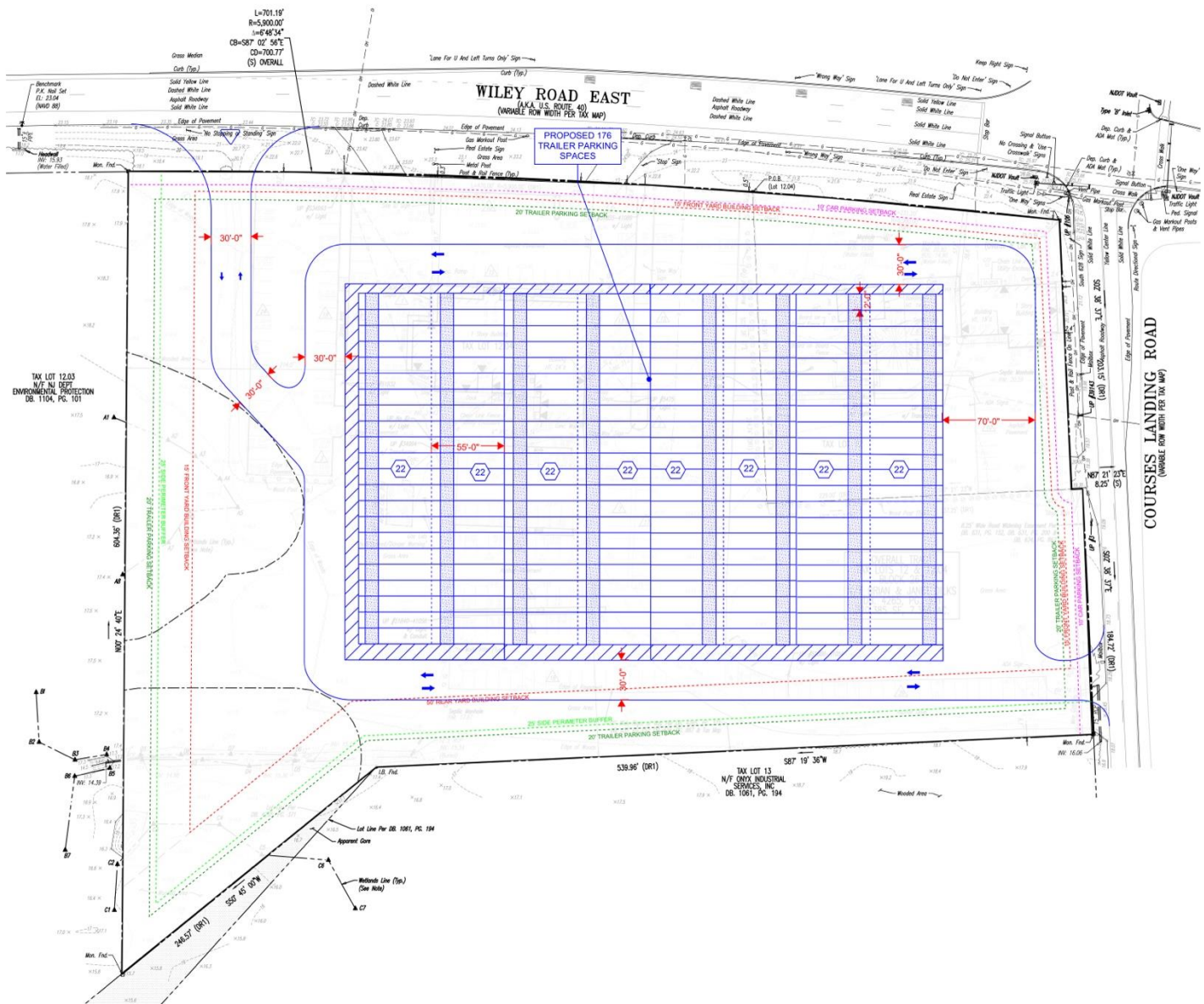
For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Grimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcgrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, acont@blauberg.com
Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

FOR SALE | 896-898 & 900 COURSES LANDING ROAD | CARNEYS POINT, NJ

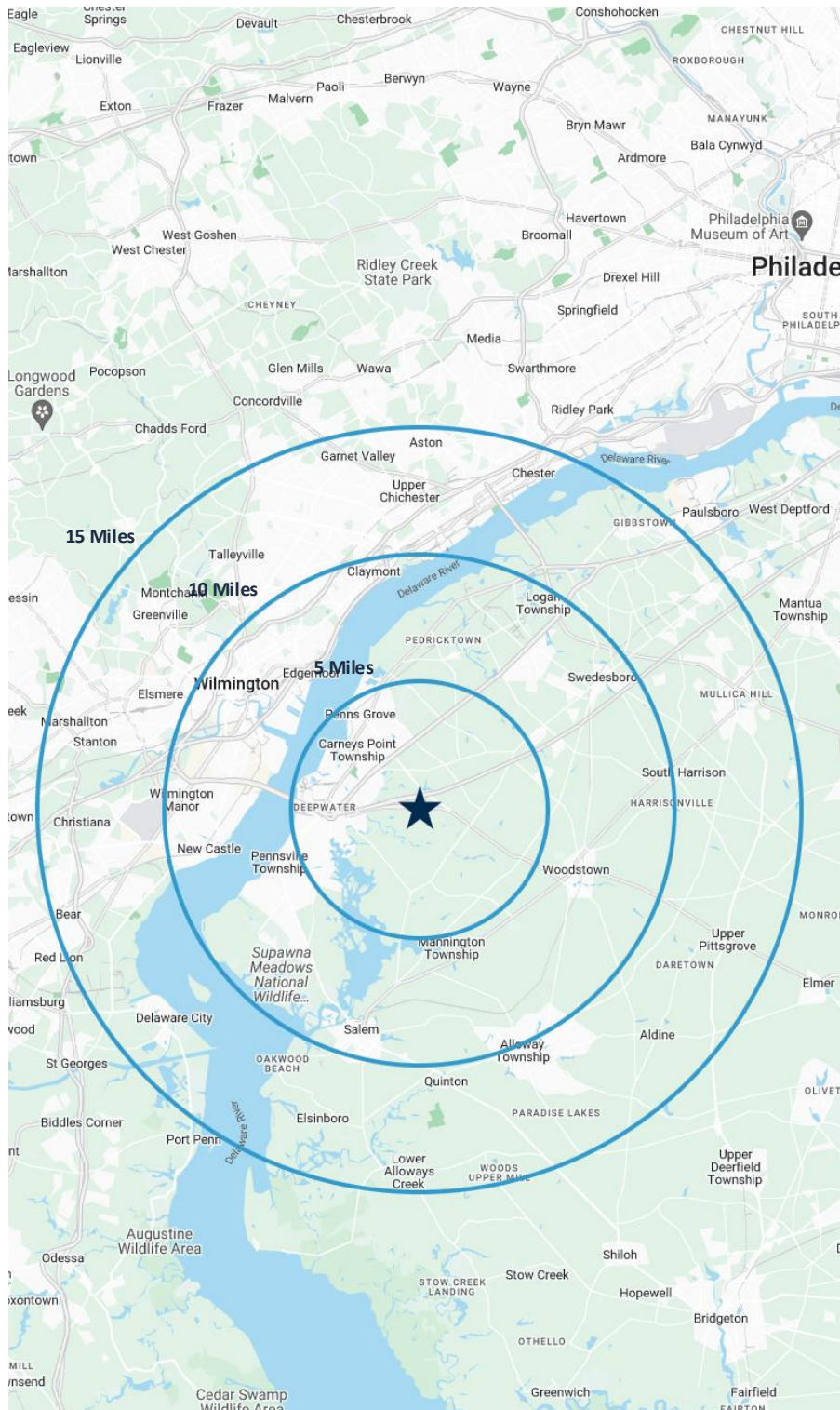
Trailer Parking – Concept E



For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



5 MILES

- Total Population: 23,283
- Households: 9,092
- Median Household Income: \$84,019
- Average Household Size: 2.5
- Transportation to Work: 9,535
- Labor Force: 18,500

10 MILES

- Total Population: 274,807
- Households: 112,239
- Median Household Income: \$84,659
- Average Household Size: 2.4
- Transportation to Work: 132,847
- Labor Force: 220,676

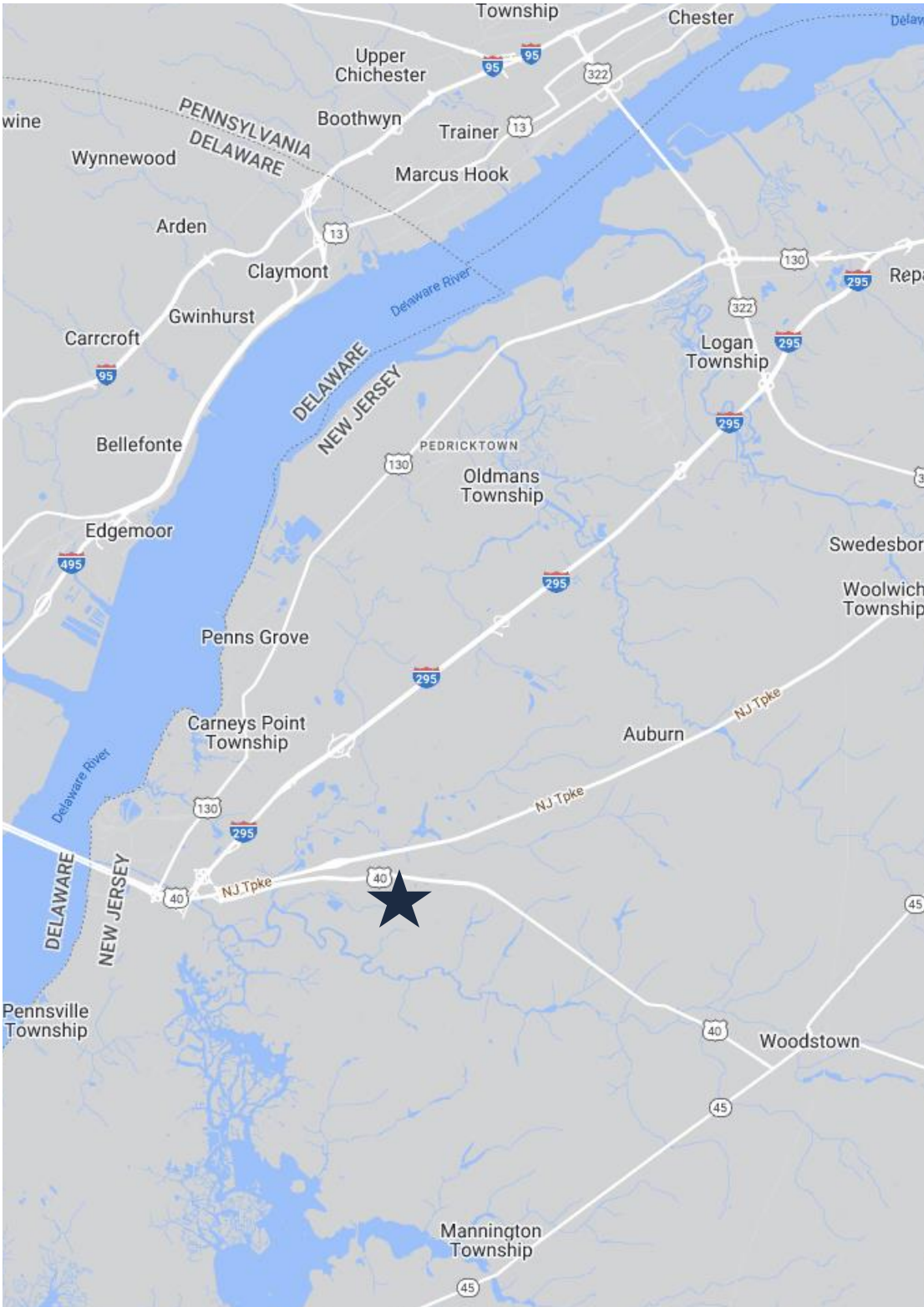
15 MILES

- Total Population: 683,333
- Households: 271,886
- Median Household Income: \$95,477
- Average Household Size: 2.5
- Transportation to Work: 338,320
- Labor Force: 551,615

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
 Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
 Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
 John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
 Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



ACCESSIBILITY

	2.3 MI I-95
	2.6 MI I-295
	5.2 MI DE Memorial Bridge
	9.6 Port of Wilmington
	31.5 MI PA Intl Airport
	33.1 MI Philadelphia

For additional property information or to arrange an inspection, please contact the exclusive brokers:

- Jason M. Crimmins, CCIM, SIOR, *President*, 973.379.6644 x 122, jmcrimmins@blauberg.com
- Alessandro (Alex) Conte, CCIM, SIOR, *Executive Vice President*, 973.379.6644 x 131, aconte@blauberg.com
- Peter J. Murano, Jr., *Managing Executive Director*, 973.379.6644 x 114, pjmurano@blauberg.com
- John Longo, *Senior Director*, 973.379.6644 x 129, jlongo@blauberg.com
- Patrick Clancy, *Associate*, 973.379.6644 x 238, pclancy@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.