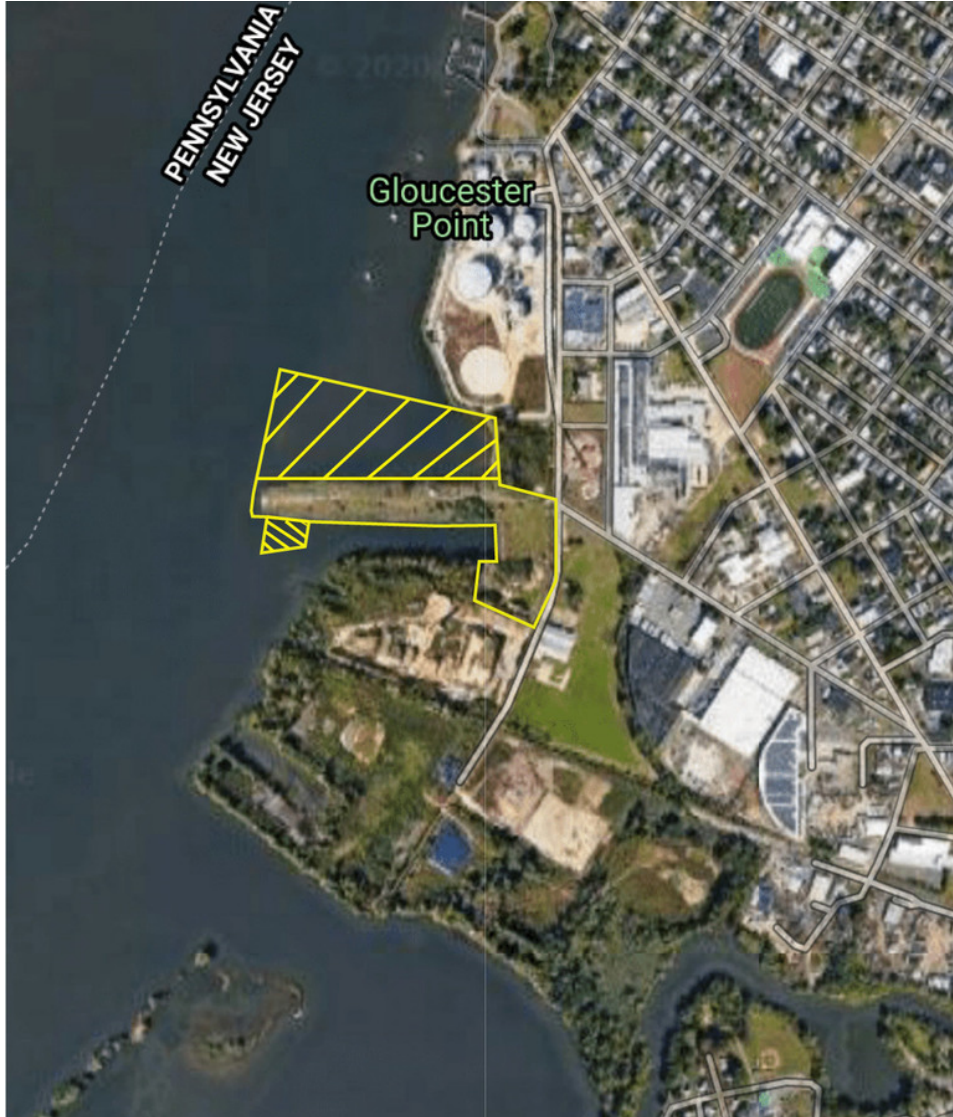




707 WATER STREET | GLOUCESTER CITY, NJ

## PROPERTY DESCRIPTION



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- Ideal location for Multi-Modal Distribution or Manufacturing Operation
- Price: \$2,800,000
- 10.5 acre riverfront development site with additional 9.6 acre riparian grant
- 200' wide land-pier extending into the Delaware River
- 1500' road frontage on Water Street
- Rail service available
- Potential for multi-modal facility with both rail and port service available

**Gloucester City offers its own incentive programs that make it an attractive destination for employers and developers.**

## LOCATION DESCRIPTION

- Located in Gloucester City's Port Planned Industrial Development Zoning District
- Directly across the Delaware River from Philadelphia and Philly Port
- Just south of Walt Whitman Bridge spanning NJ-PA
- Close proximity to I-76 and all major regional highways, providing direct lines of access to Philadelphia, Philadelphia International Airport, Philadelphia Port and all of Southern NJ
- Excellent highway accessibility within 5 miles of I-76, I-676, I-95, I-295, Route 130, Route 42 and the New Jersey Turnpike

## Contact Us

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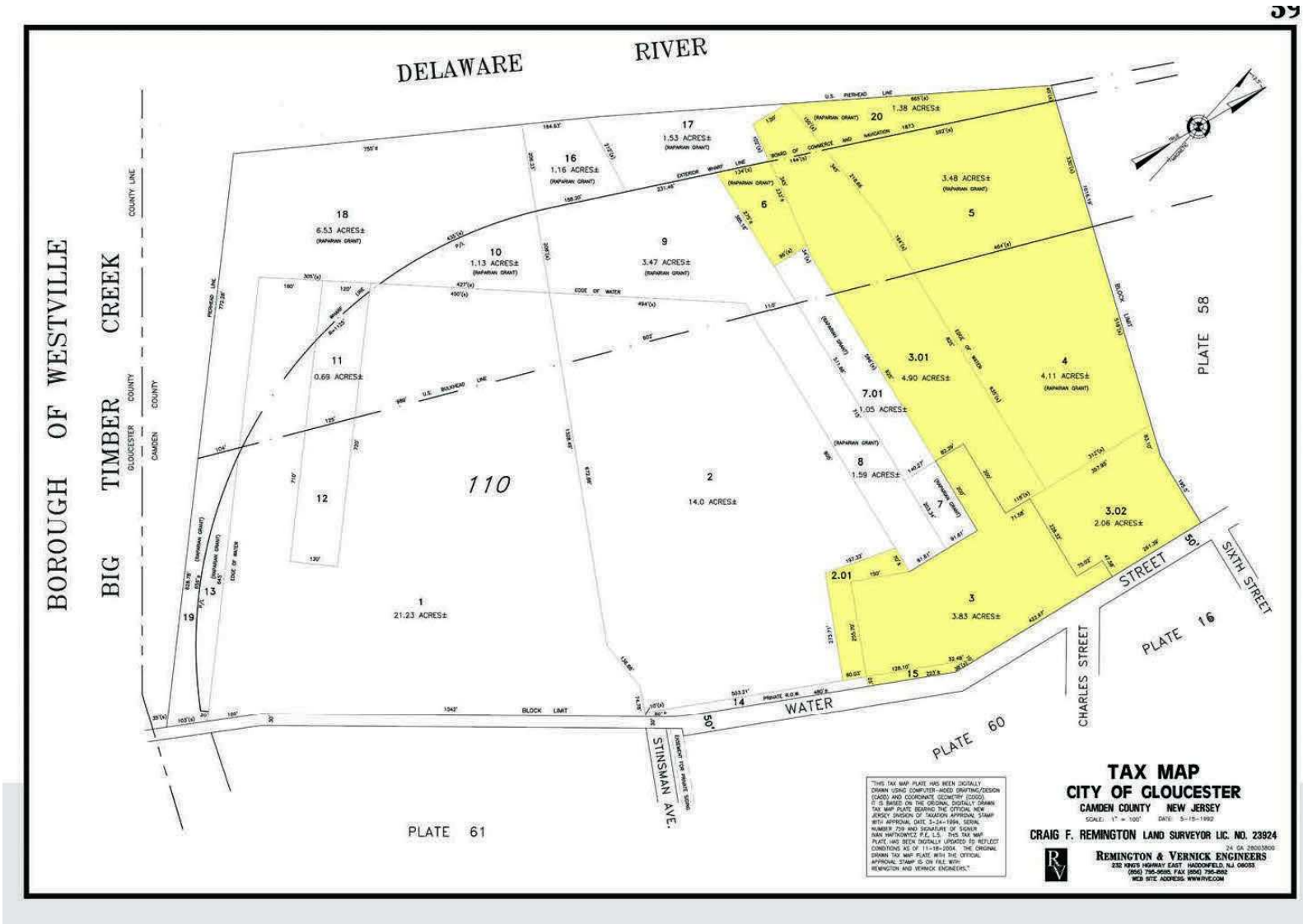
## DELAWARE RIVER PORTS - PHILADELPHIA & NEW JERSEY



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.



## SITE PLAN



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## DELAWARE RIVER PORTS



### PROPERTY INFORMATION

The Delaware River and Bay is home to the fifth largest port complex in the United States in terms of total waterborne commerce. Every year, over 70 million tons of cargo move through the tri-state port complex, which includes the ports of Philadelphia, Pennsylvania; Camden, Gloucester City, and Salem, New Jersey; and Wilmington, Delaware. Regional port facilities on both sides of the Delaware have seen increased demand with double digit tonnage growth for both Philadelphia and Camden over the past few years.

- There are over 200 large distribution facilities within a 75-mile radius of the Port of Philadelphia.
- The Delaware River has been dredged to 45 feet to accommodate larger vessels and capture additional capacity as a result of the improvements to the Panama Canal.
- Greater Philadelphia's ports are among the few in the U.S. with available land for expansion, with large parcels also available for construction of warehouses and distribution centers.

### DISTANCE FROM WATER STREET PIER TO:

Route 130	1.5 mi
I-676	2.0 mi
I-295	2.7 mi
Route 42	3.0 mi
I-76	3.7 mi
Route 55	4.5 mi
NJ Turnpike (Exit 3)	5.0 mi
I-95	6.0 mi

***The ports of Southern New Jersey offer tremendous access to the road and rail infrastructure of the Northeastern U.S. The Gloucester City Port has rail service and is in close proximity to Southern New Jersey's major highways.***

- Construction of the new 120-acre Southport Marine terminal began in 2013, adding two berths for post-Panama ships and six high capacity cranes.
- Holt Logistics' facility in Gloucester City is the number one cold supply chain port complex on the East Coast, with more than 2 million square feet of cold-storage space.
- The Philadelphia Regional Port Authority (PRPA) is the number one perishables port on the East Coast.
- The Port of Camden, the nation's top port for wood products, receives hundreds of ships moving international and domestic cargo annually.
- The port complex is the second largest oil port in the United States, handling about 85% of the East Coast's oil imports.

***Gloucester City has the added benefit of significant incentive eligibility for employers and developers.***

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