



CROWN POINT LOGISTICS PARK

THOROFARE, NEW JERSEY

NEW JERSEY DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

Wolf Commercial Real Estate (“WCRE”), has been retained as the exclusive agent to market **1692 Crown Point Road (“The Property”)** for sale. The Property is a +/- 80-acre existing superfund site actively going through EPA remediation.

The property presents a well-located development opportunity in Thorofare, New Jersey. Strategically located in an industrialized area, along a busy highway and within minutes of Interstate 295 and Route 130.



DRIVING DISTANCES

Philadelphia Airport	17.6 Miles
Center City, Philadelphia	14.4 Miles
Newark Airport	86.4 Miles
New York City, Manhattan	98.5 Miles

Port of Philadelphia	18.0 Miles
Port of Wilmington	27.7 Miles
Port of Elizabeth	44.5 Miles
Port of Baltimore	97.4 Miles

INVESTMENT HIGHLIGHTS



New Jersey Industrial Market

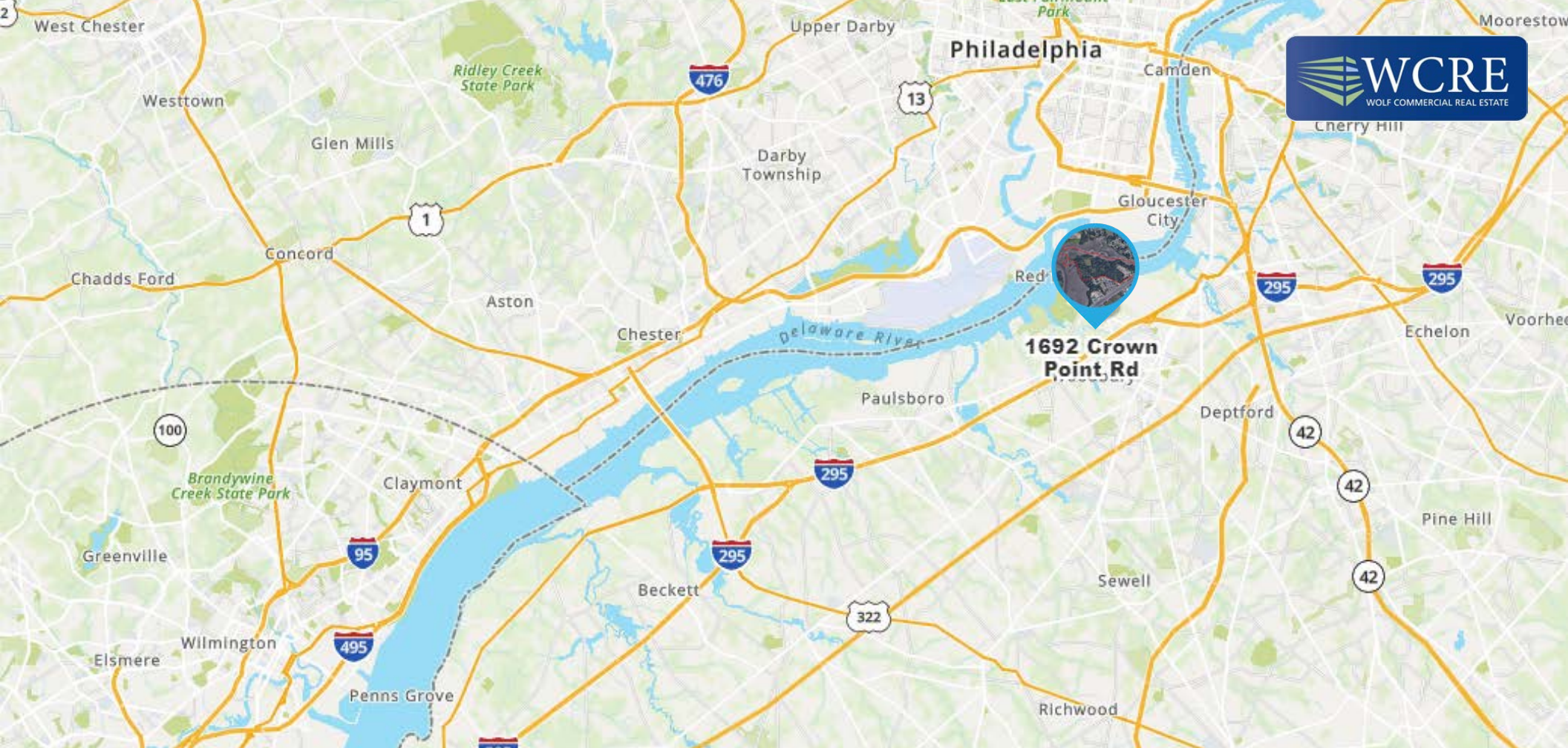
The NJ Industrial sector is the 4th largest in the U.S. New Jersey has outperformed the rest of the country with a vacancy rate below 2%.

CORE IN-FILL LOCATION

With immediate access to Interstate 295, this offers an opportunity to develop a Class 'A' facility in a core, in-fill location. The Gloucester County sub-market continues to show signs of strength and growth with high rental growth year-over-year.

Leasing Velocity

With development sites in New Jersey become more scarce, the demand for industrial space in Northern and Central Jersey continues to push further South. At the start of 2021, Southern NJ industrial markets have seen an unparalleled leasing velocity.



EXCLUSIVE ADVISORS

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As exclusive agent, Wolf Commercial Real Estate (WCRE) is presenting Crown Point Logistics Park to select investors registered via a confidentiality agreement. The sale is being offered on an 'as-is' basis.