

# SOUTH JERSEY DEVELOPMENT OPPORTUNITY

1692 CROWN POINT ROAD | WEST DEPTFORD, NJ

OFFERING  
MEMORANDUM



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**1692 | CROWN POINT ROAD  
WEST DEPTFORD, NJ**

**OFFERING  
MEMORANDUM**

# EXECUTIVE SUMMARY

# 1692 | CROWN POINT ROAD WEST DEPTFORD, NJ

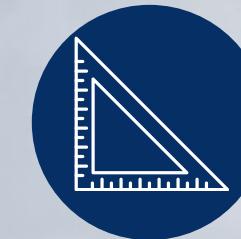
## Executive Summary

WCRE | CORFAC International presents 1692 Crown Point Road in West Deptford, New Jersey, an 84-acre site offering a compelling opportunity for large-scale redevelopment, with all major public utilities readily available at the property.

Preliminary conceptual plans envision a building of approximately 400,000 square feet, supporting a wide range of potential industrial, commercial, or mixed-use uses. The offering includes an existing, operating scrap metal facility, comprised of both ferrous and non-ferrous materials, which is being conveyed as part of the sale.

The property benefits from direct proximity to Interstate 295, providing exceptional regional connectivity for logistics, distribution, and other operational users. The site is located approximately 20 minutes from Philadelphia, with convenient access to Baltimore, Washington, D.C., and New York City within a two-hour drive, positioning it strategically within the Mid-Atlantic and Northeast distribution corridors.

With infrastructure in place and strong access to critical transportation networks, this offering presents a highly executable development opportunity for users and investors seeking scale, accessibility, and long-term value in one of Southern New Jersey's most active growth markets.



**+/-400,000  
Preliminary Plans**



**+/- 84 Acres  
of Land**



**Industrial Zoning**



**+/- 10 Minutes from  
I-76 Entrance**



**Easy Access to  
Major Cities**



**Call for Pricing  
Details**

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**OFFERING  
MEMORANDUM**

# LOCATION OVERVIEW

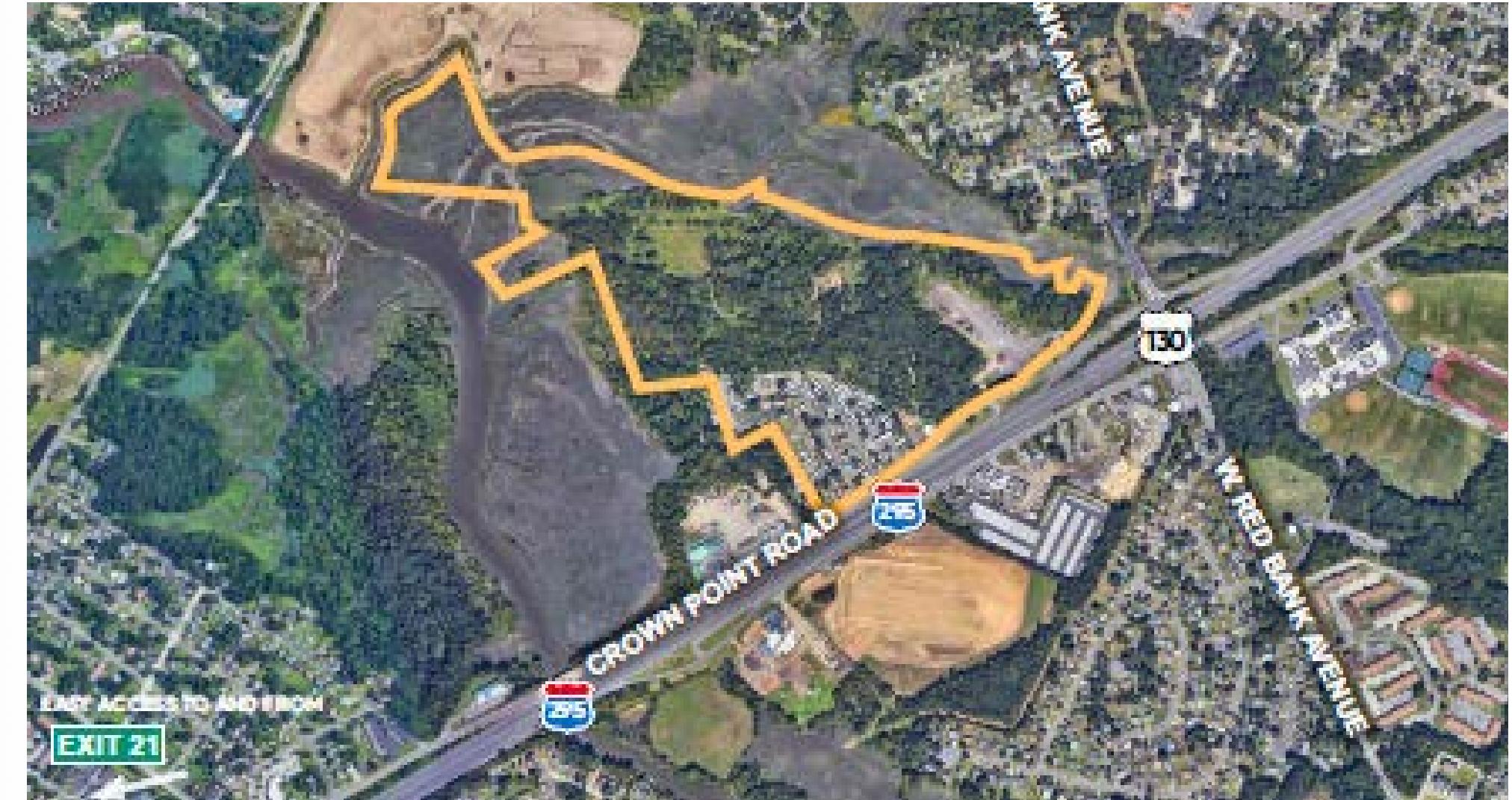
# 1692 | CROWN POINT ROAD WEST DEPTFORD, NJ

Situated with immediate access to Route 130 and Interstate 295, Crown Point Logistics offers prime connectivity to the Northeast corridor highway system, providing efficient access to major consumer markets throughout the New York City, Philadelphia, and Baltimore-Washington (Balt-Wash) regions. The property's strategic location allows users to leverage a robust transportation infrastructure that includes interstate highways, deep-water ports, intermodal terminals, and regional airports, creating a competitive advantage for mission-critical logistics and distribution operations.

The Southern New Jersey real estate market is characterized by strong demand and limited supply, making it one of the most competitive and dynamic regions in the Mid-Atlantic. Its position along the I-95 and I-295 corridors provides exceptional access to major metropolitan areas, driving sustained demand across both industrial and residential sectors.

The industrial market continues to experience significant pressure for warehouse and distribution space due to proximity to key transportation routes, while land constraints and a complex entitlement process have resulted in low vacancy rates, rising rental levels, and compressed cap rates. The residential market remains equally resilient, supported by a desirable suburban lifestyle, relative affordability compared to neighboring regions, and strong school districts, reinforcing Southern New Jersey's long-term growth fundamentals.

## Location Overview

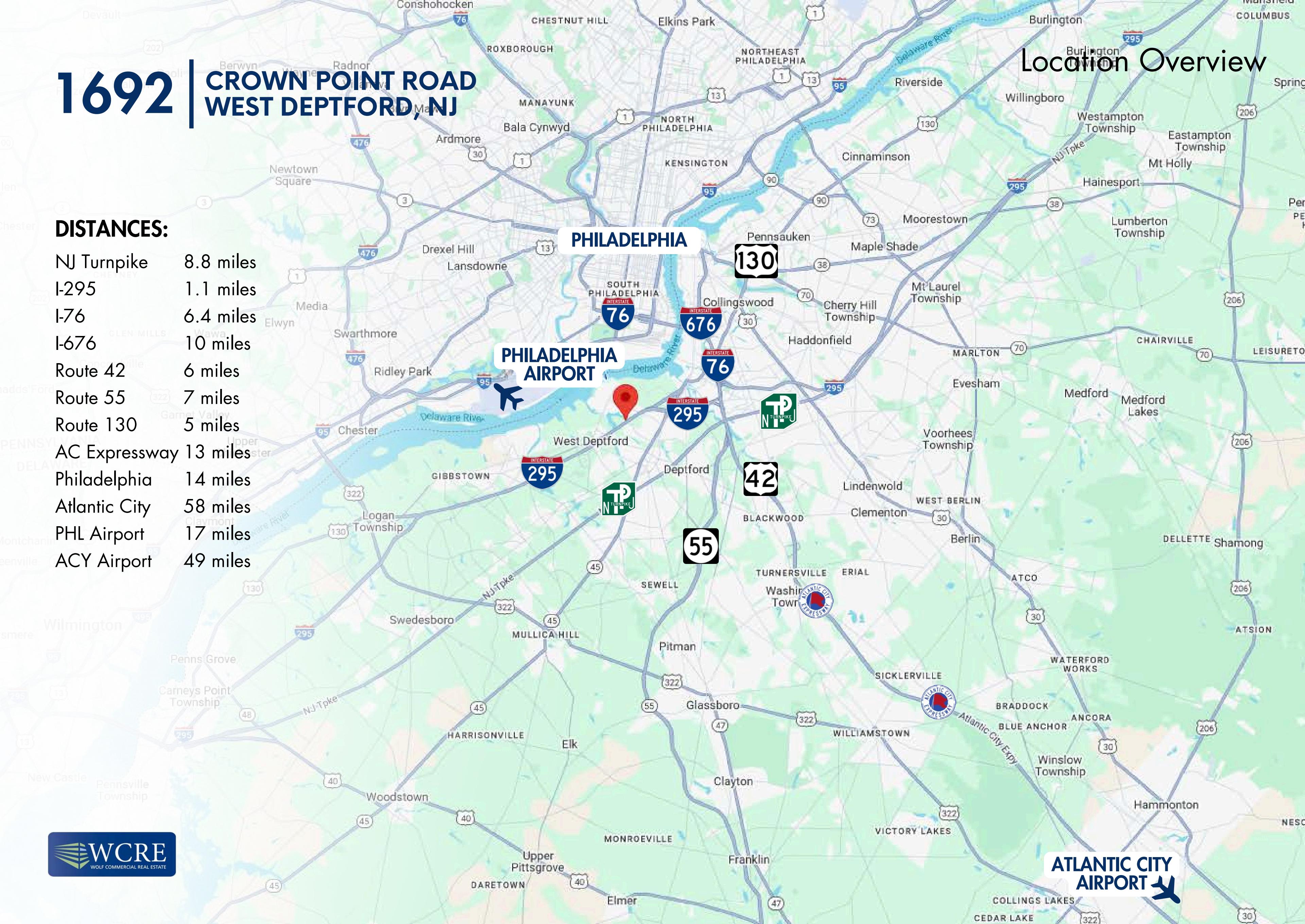


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## Location Overview

### DISTANCES:

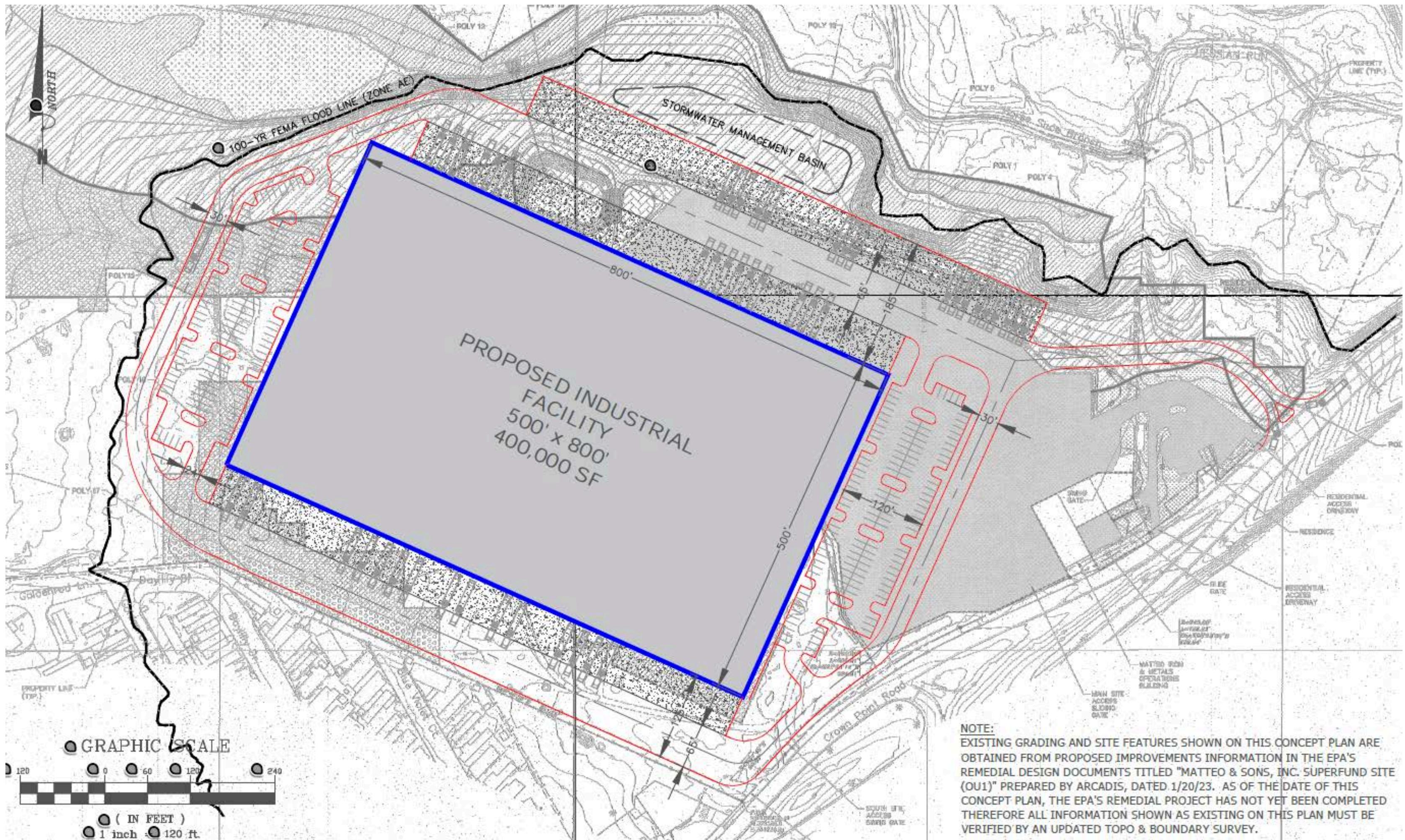
NJ Turnpike	8.8 miles
I-295	1.1 miles
I-76	6.4 miles
I-676	10 miles
Route 42	6 miles
Route 55	7 miles
Route 130	5 miles
AC Expressway	13 miles
Philadelphia	14 miles
Atlantic City	58 miles
PHL Airport	17 miles
ACY Airport	49 miles



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# SITE PLAN

1692 | CROWN POINT ROAD  
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**EPA DRAWINGS**

# 1692 | CROWN POINT ROAD WEST DEPTFORD, NJ

## Project Overview & Contractor Background

Sevenson Environmental Services was awarded the project through a competitive bidding process, securing the contract with a total value of \$63,043,117. Founded in 1917 as a general contractor, Sevenson transitioned into the environmental remediation sector in 1979 when they were selected as the principal contractor for the historic Love Canal cleanup in Niagara Falls, New York—one of the most significant environmental remediation projects in U.S. history.

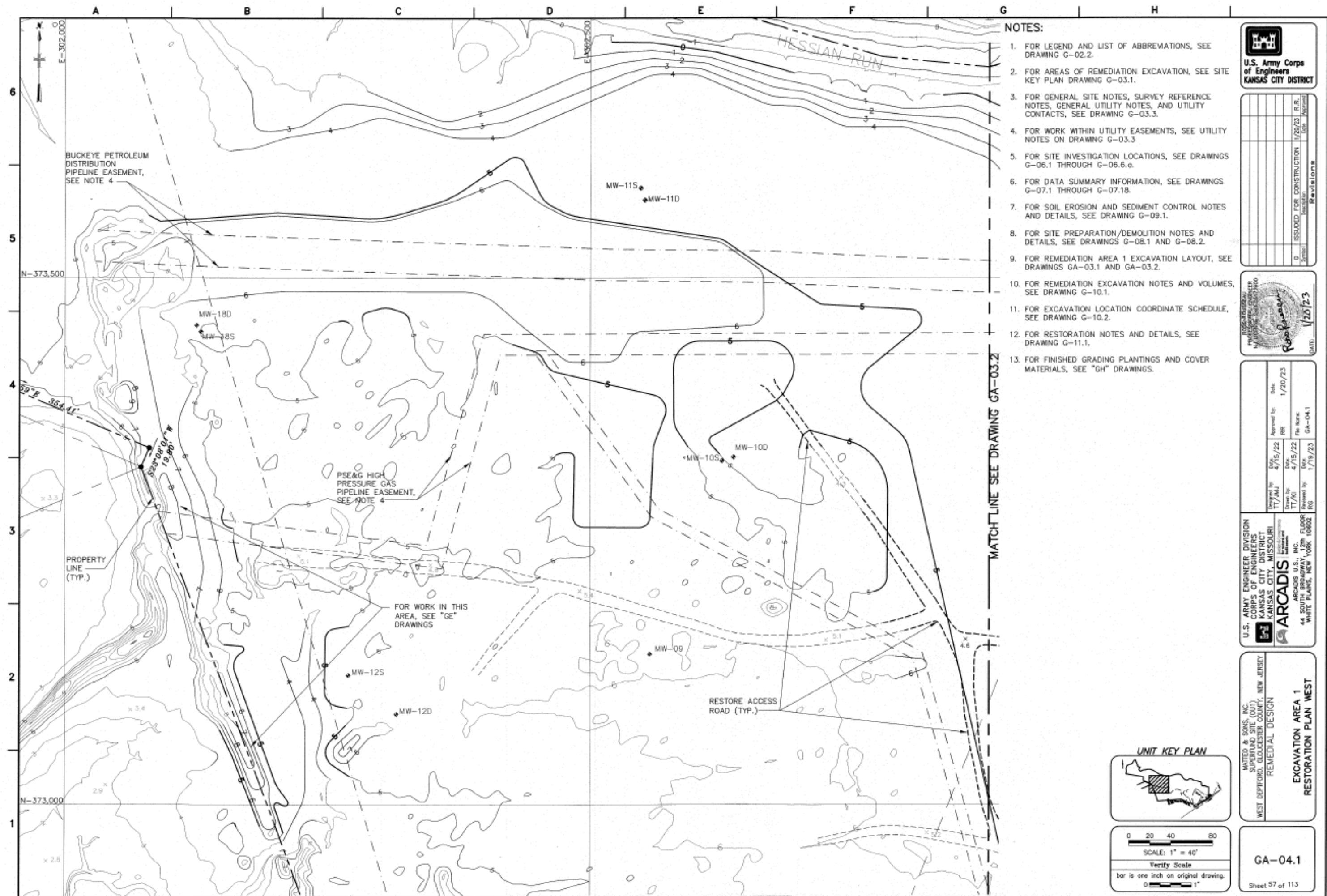
Since that time, Sevenson has established itself as a national leader in environmental services, completing more than 1,100 environmental remediation projects with a combined value exceeding \$2.0 billion. Their portfolio includes work at over 100 sites listed on the U.S. Environmental Protection Agency's (EPA) Superfund program, demonstrating extensive experience in complex, highly regulated cleanup and restoration efforts.

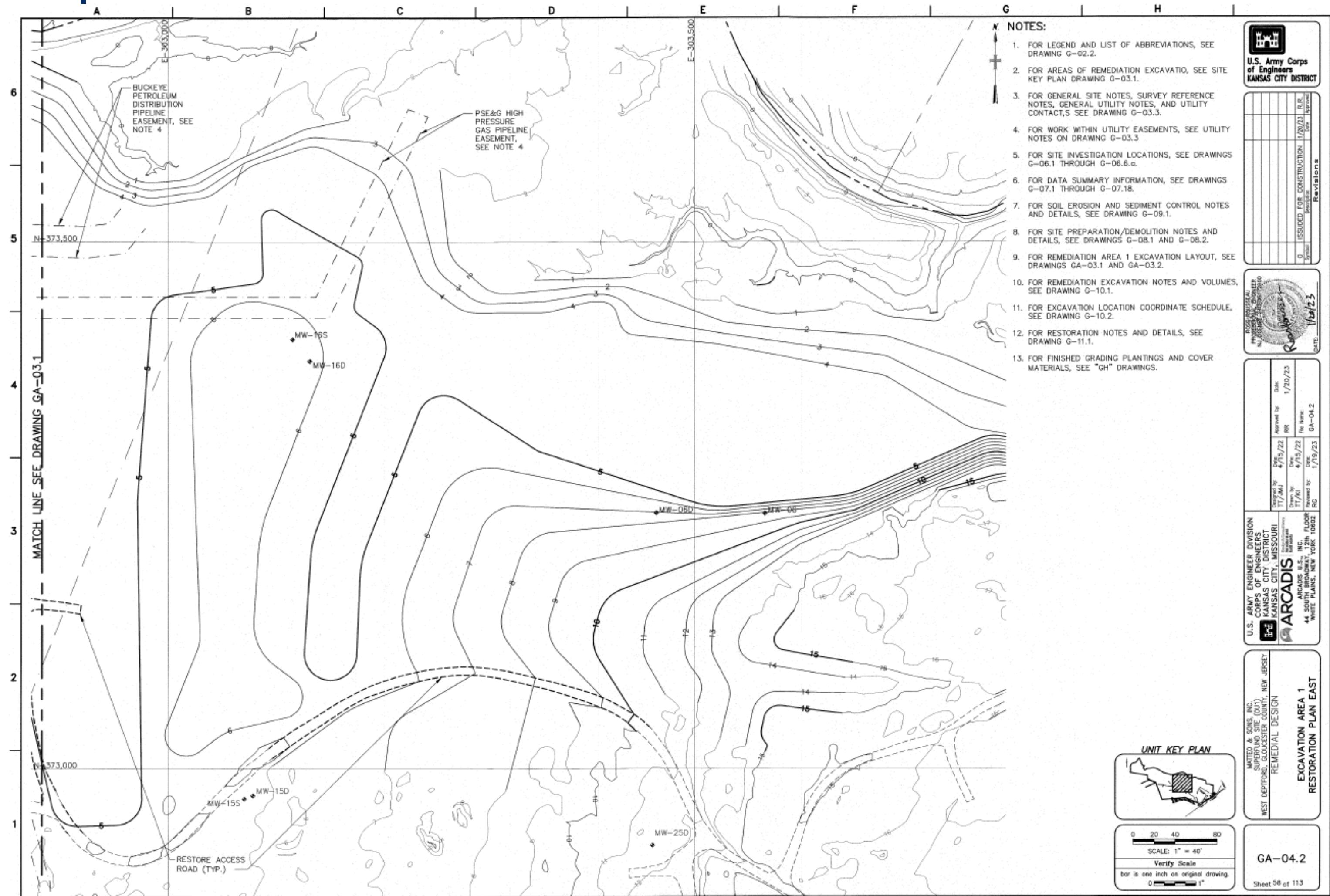
## EPA Drawing Set & Restoration Plans

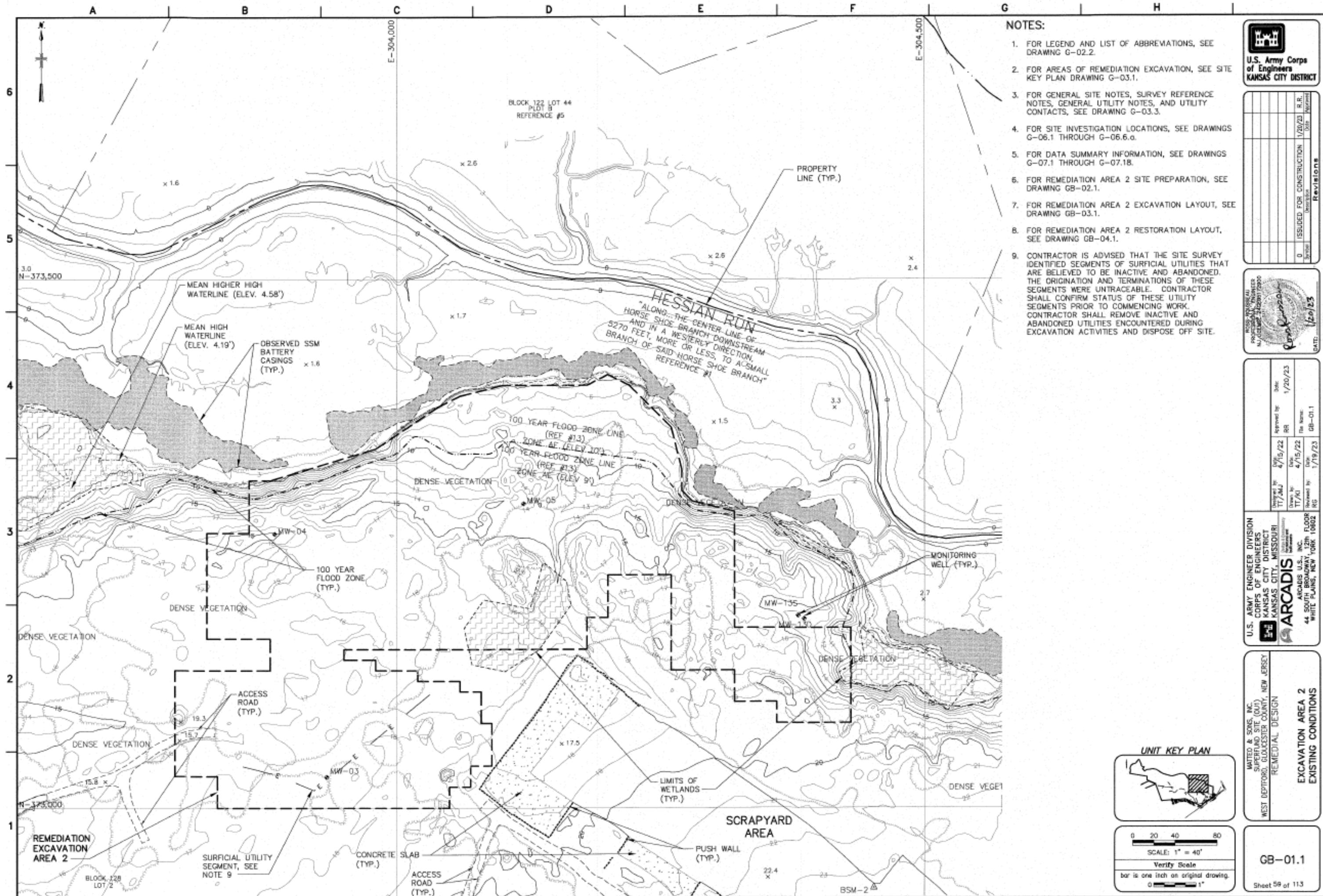
The following pages include official EPA design and restoration drawings, presented in the order listed below, and collectively outline the scope of excavation, grading, stormwater management, and site restoration for the project:

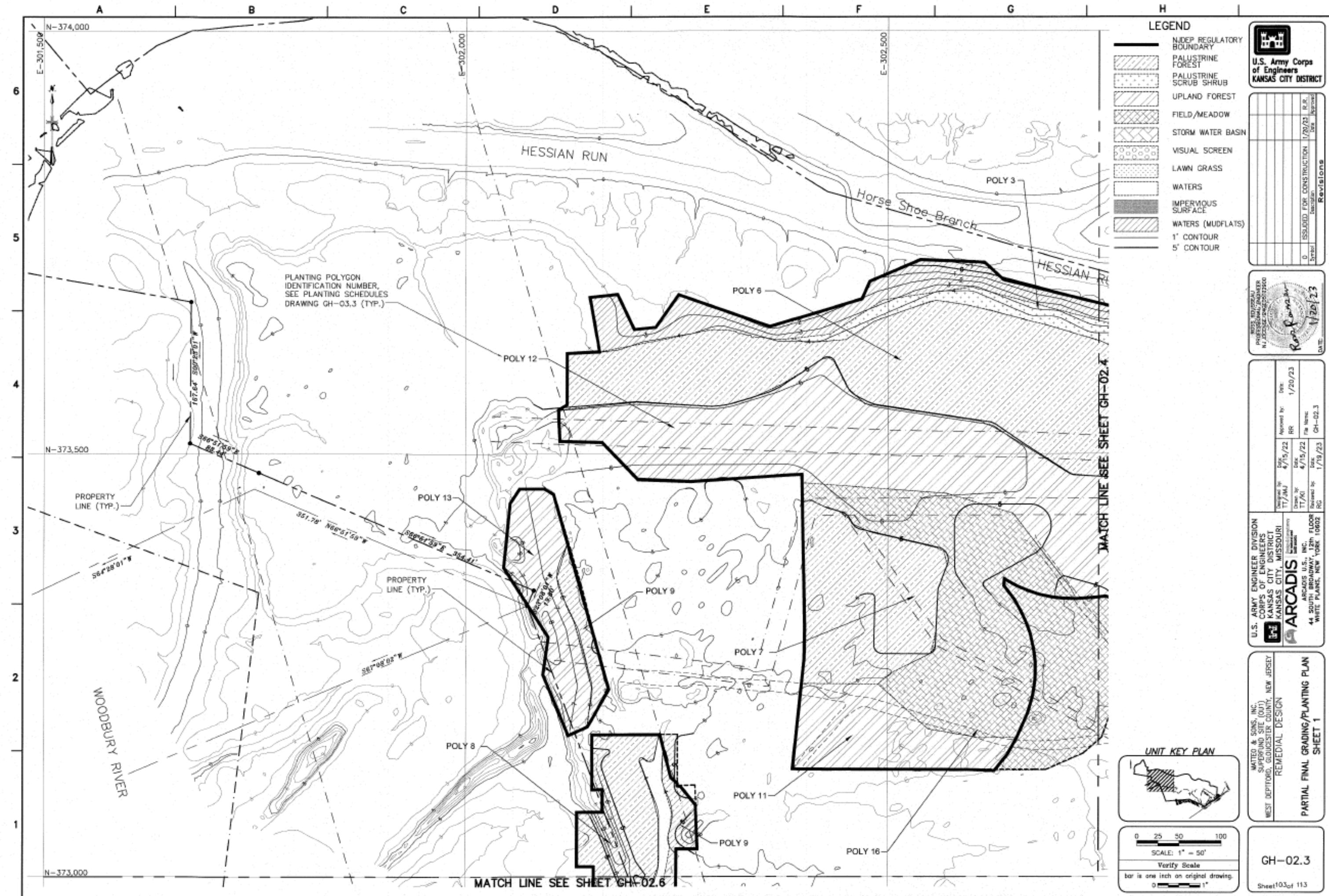
- Excavation Area 1 Restoration Plan (West)
- Excavation Area 1 Restoration Plan (East)
- Excavation Area 2 Existing Conditions
- Partial Final Grading/Planting Plan – Sheet 1
- Partial Final Grading/Planting Plan – Sheet 2
- Partial Final Grading/Planting Plan – Sheet 3
- Partial Final Grading/Planting Plan – Sheet 4
- Partial Final Grading/Planting Plan – Sheet 5
- Partial Final Grading/Planting Plan – Sheet 6
- Typical Details – Sheet 1
- Typical Details – Sheet 2
- Planting Schedule
- Stormwater Plan
- Sections and Details

These drawings provide a comprehensive framework for site restoration, including excavation limits, final grading contours, planting specifications, stormwater controls, and construction details required to return the site to compliant and environmentally stable conditions.

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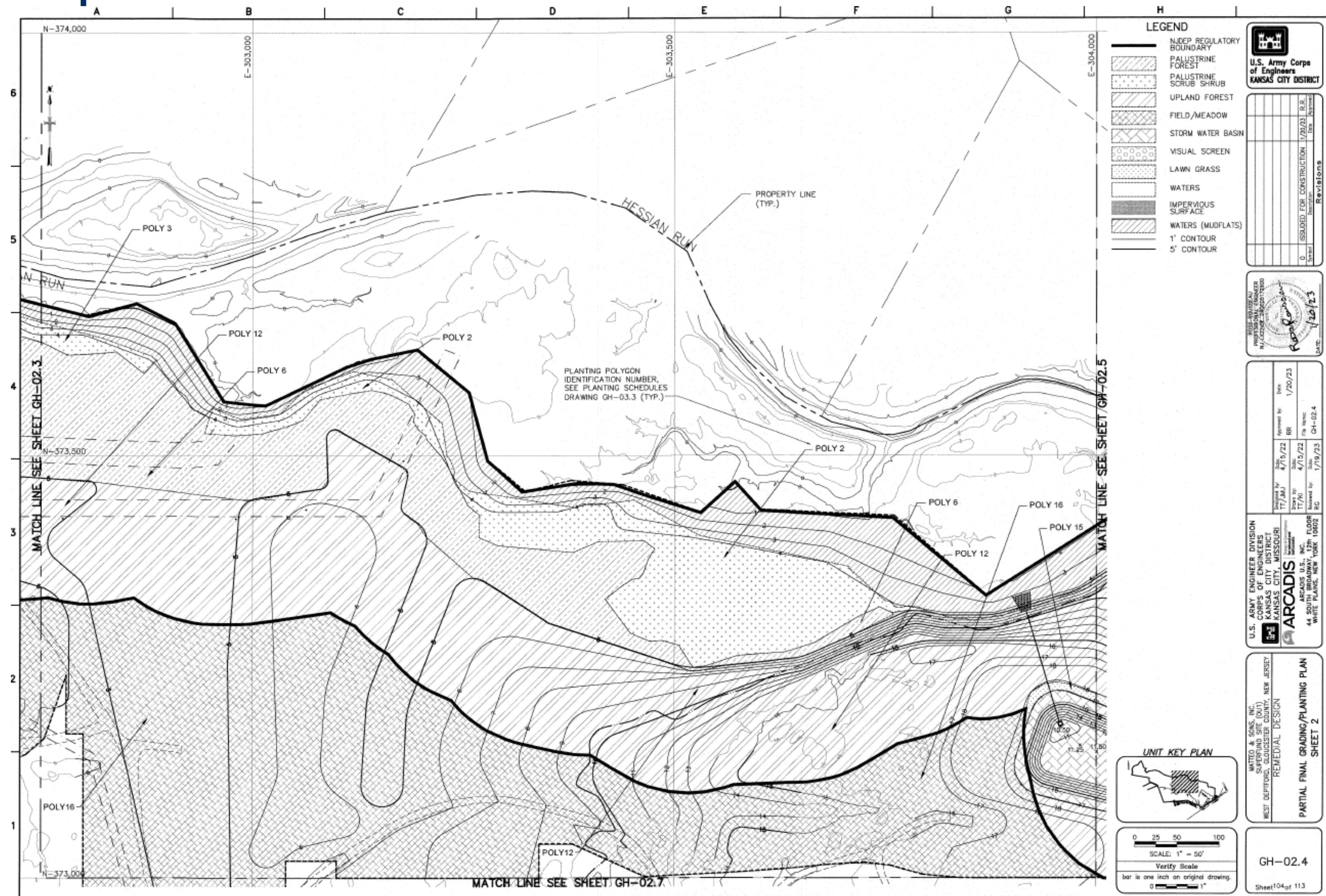
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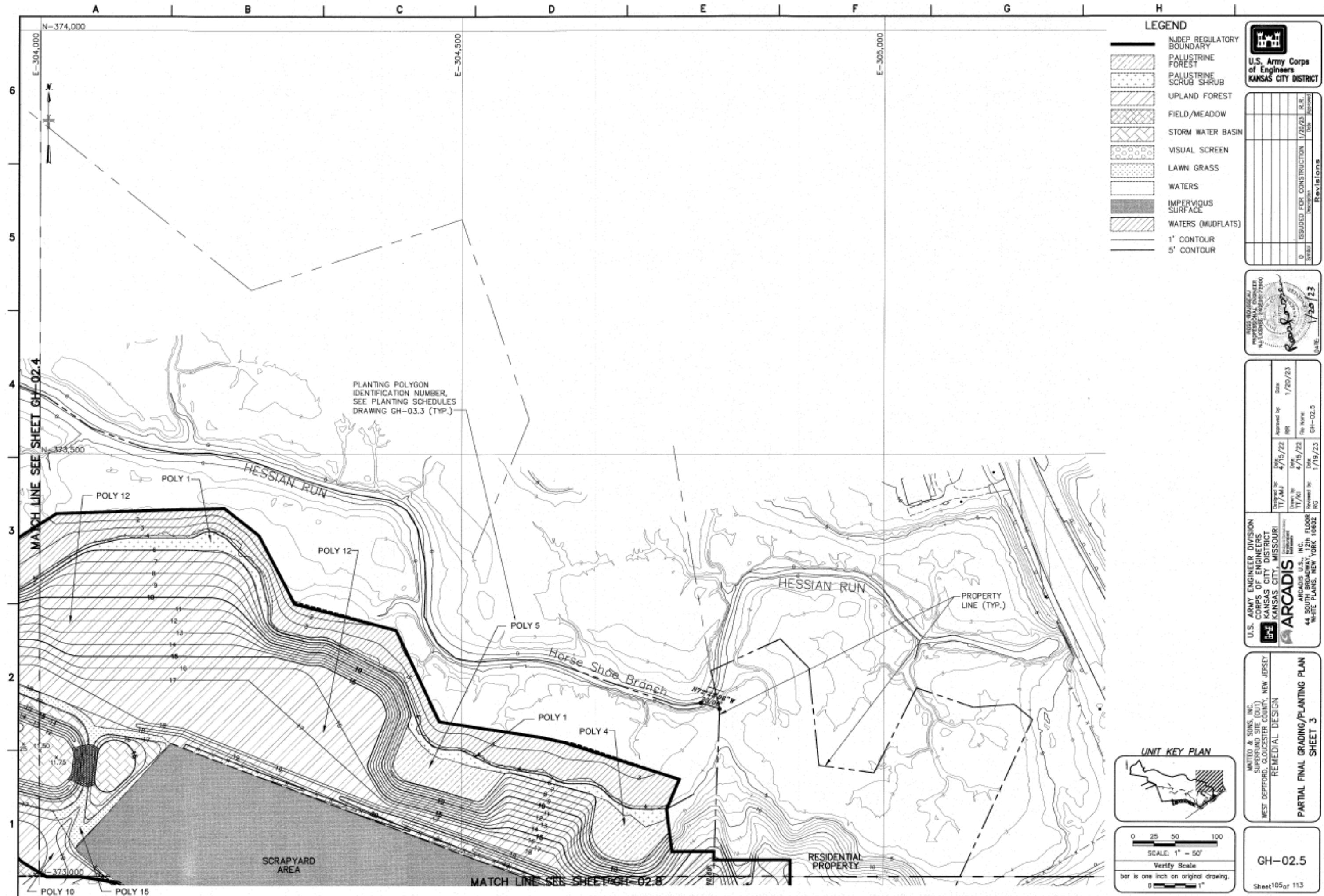
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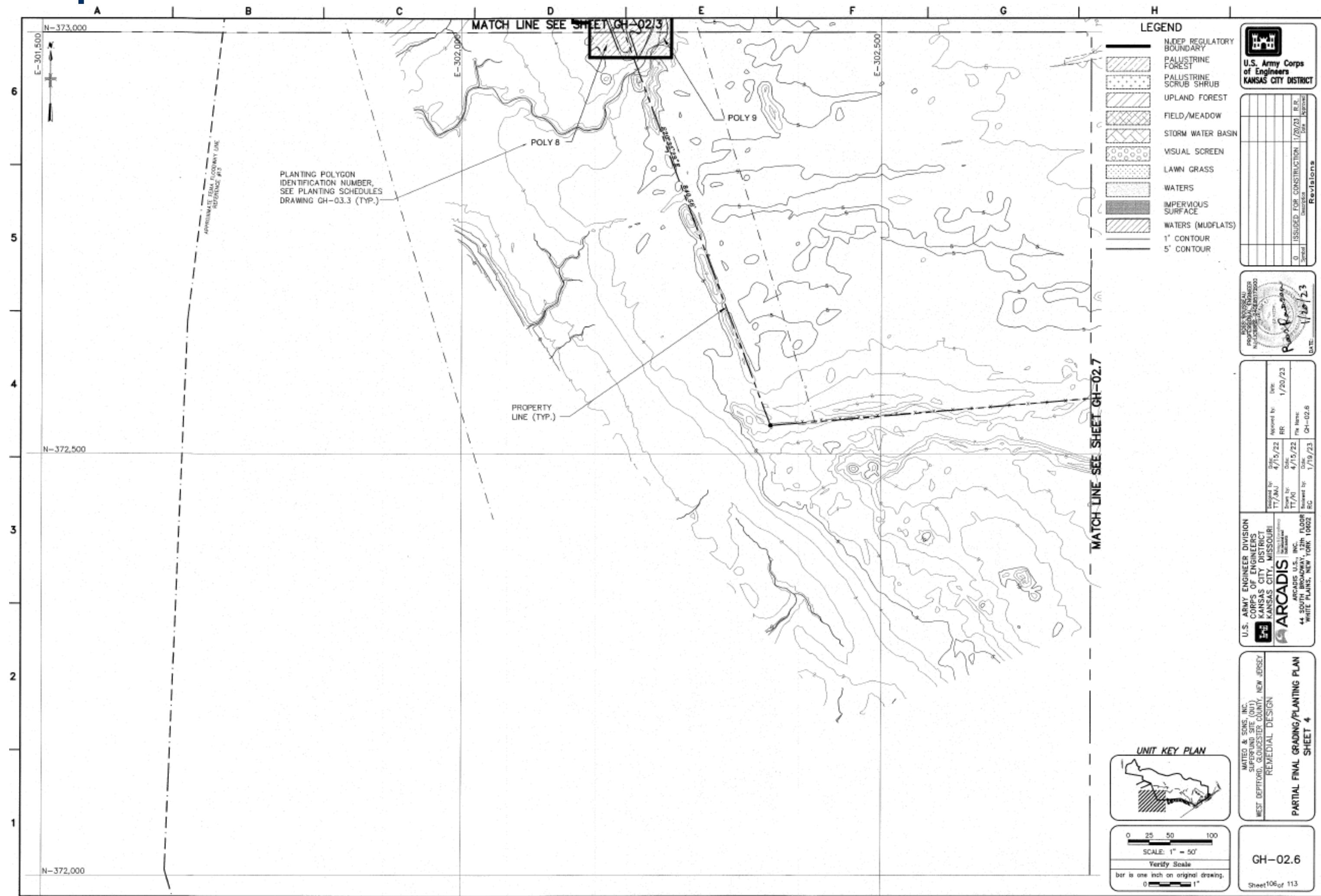
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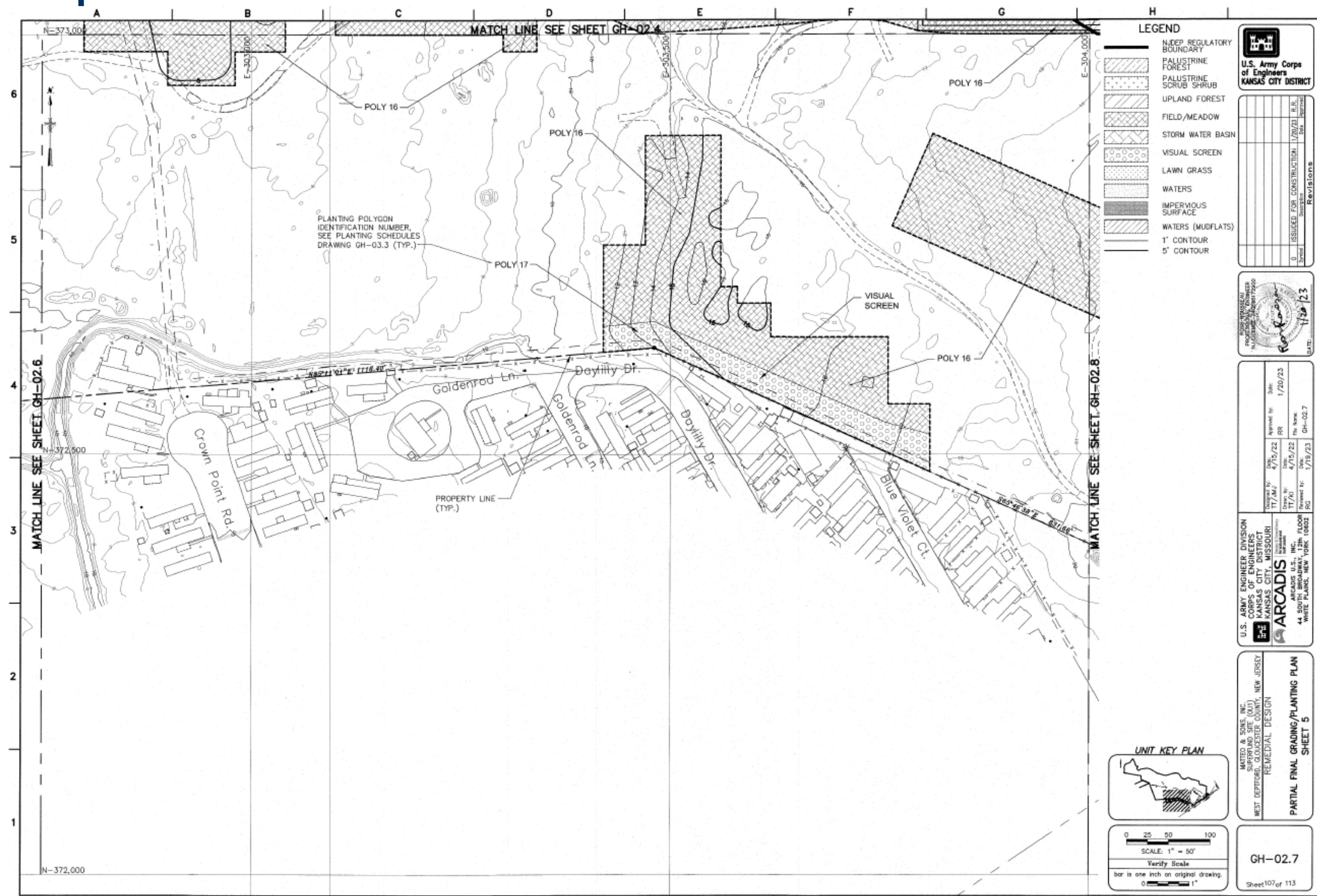
# 1692 CROWN POINT ROAD WEST DEPTFORD, NJ

# EPA Drawings



1692 | CROWN POINT ROAD  
WEST DEPTFORD, NJ

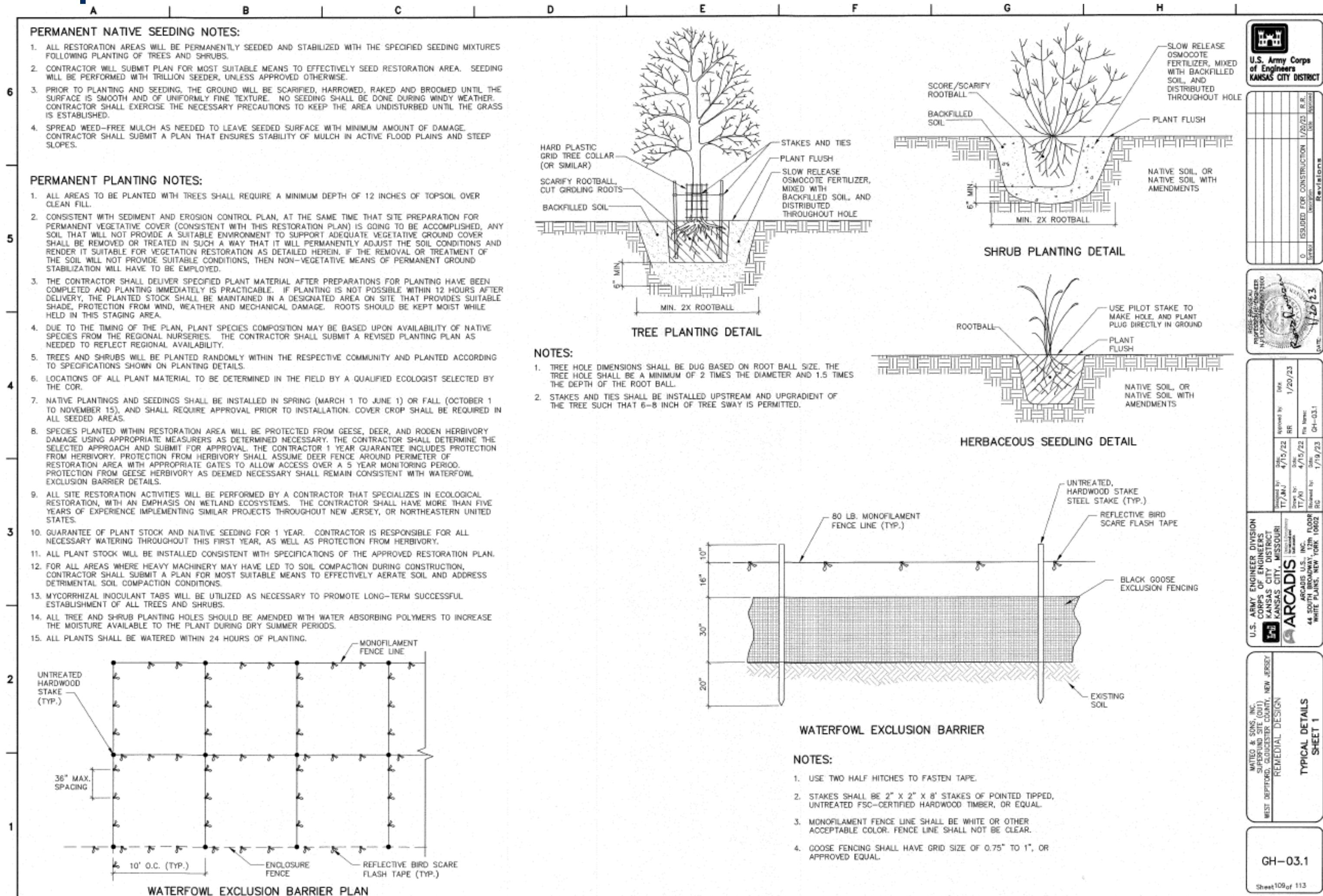
1692 | CROWN POINT ROAD  
WEST DEPTFORD, NJ

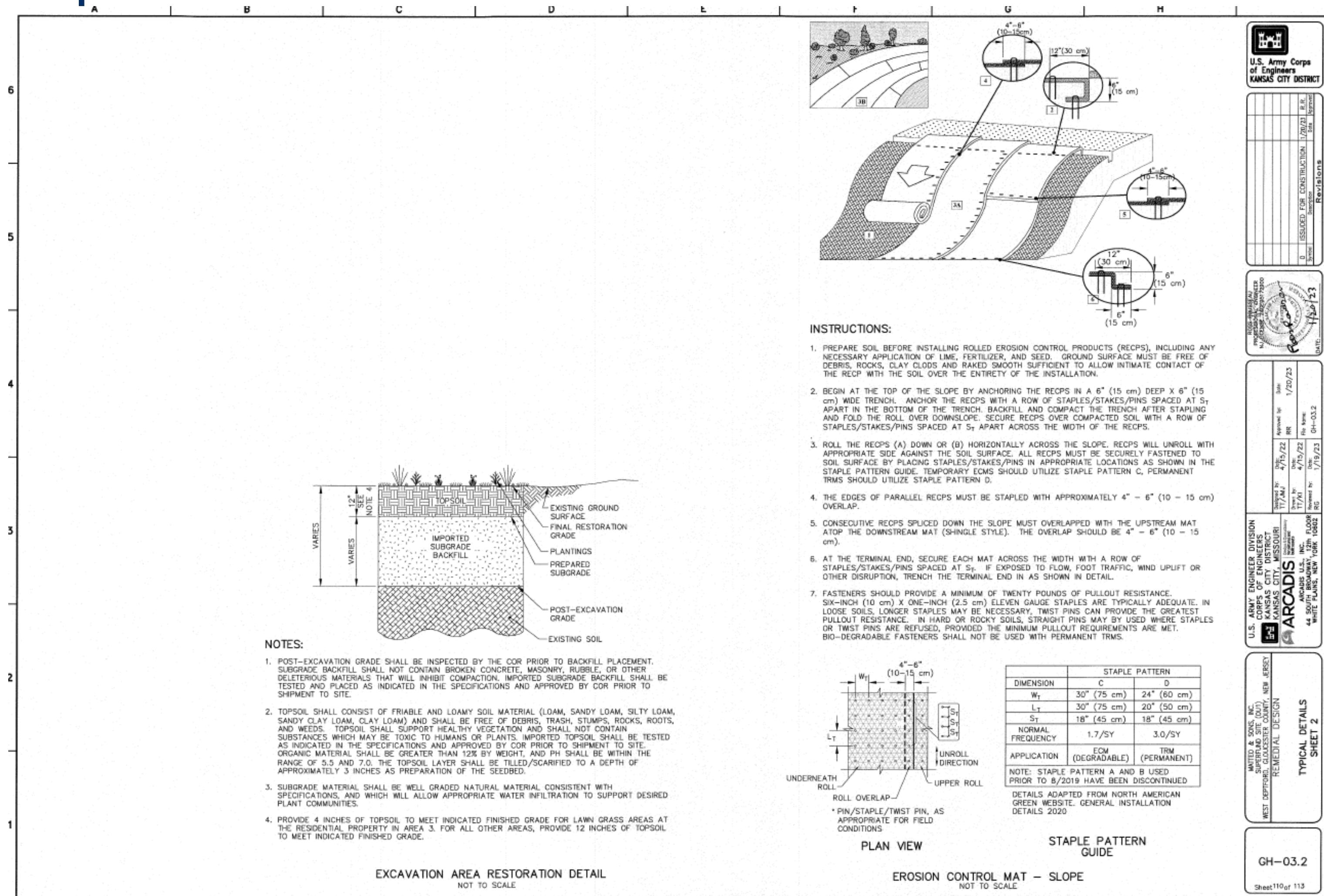
1692 | CROWN POINT ROAD  
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# 1692 CROWN POINT ROAD WEST DEPTFORD, NJ

# EPA Drawings



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A		B		C		D		E		F		G		H											
UPLAND SEED MIX APPLY 30 LBS/AC TO UPLAND FOREST AND UPLAND MEADOW								SCREEN - NOT NJDEP REGULATED TREE ON CENTER SPACING = 5-6 FEET; SHRUB ON CENTER SPACING = 4-5 FEET. HERBACEOUS ON CENTER SPACING = 2 FEET																	
6																									
	Scientific Name		Common Name		Seed Mix Composition (%)				Scientific Name		Common Name		Stratum		Container Size		Density (stems/ac)		Total Plants Poly 17						
Panicum virgatum		Switchgrass		30				Acer rubrum		Red maple		Tree		1.5"-2" caliper		150		44							
Elymus virginicus		Virginia wildrye		20				Quercus alba		White oak		Tree		1.5"-2" caliper		100		30							
Andropogon gerardii		Big bluestem		10				Platanus occidentalis		Sycamore		Tree		1.5"-2" caliper		100		30							
Schizachyrium scoparium		Little bluestem		10				Thuya occidentalis		Arborvitae		Shrub		5-7 gallon		200		59							
Sorghastrum nutans		Indian grass		8				Ilex opaca		American holly		Shrub		1" caliper		100		30							
Chamaecrista fasciata		Partridge pea		4				Andropogon gerardii		Big bluestem		Herbaceous		Tubeling		900		266							
Rudbeckia hirta		Black-eyed Susan		4				Panicum amarum		Bitter park grass		Herbaceous		Tubeling		900		266							
Asclepias syriaca		Common milkweed		3				Sorghastrum nutans		Indiangrass		Herbaceous		Tubeling		900		266							
Coreopsis lanceolata		Lanceleaf tickseed		3				AC = ACRES																	
Helianthus helianthoides		Oxeye sunflower		2																					
Aster umbellatus		Flat topped white aster		1																					
Monarda fistulosa		Wild bergamot		2																					
Symphytum laeve		Smooth blue aster		1																					
Eupatorium perfoliatum		Boneset		1																					
Solidago juncea		Early goldenrod		1																					
LBS = POUNDS ; AC = ACRES																									
WETLAND SEED MIX APPLY 20 LBS/AC TO PALUSTRINE SCRUB SHRUB AND PALUSTRINE FOREST COMMUNITIES.								PALUSTRINE FOREST TREE ON CENTER SPACING = 10 FEET; SHRUB ON CENTER SPACING = 12 FEET HERBACEOUS ON CENTER SPACING = 4.0 - 5.0 FEET AND IN GROUPS OF 4 TO 5 PLANTS SEED 20 LBS/AC WITH WETLAND SEED MIX																	
5									Scientific Name		Common Name		Stratum		Container Size		Density (stems/ac)		Total to Plant by Polygon						
	Scientific Name		Common Name		Seed Mix Composition (%)				0.105		0.118		3.12		0.647		0.348		0.175		4.513				
Carex lurida		Lurid sedge		25				Acer saccharinum		Silver maple		Tree		7 gallon		150		16		468		97			
Carex vulpinoidea		Fox sedge		20				Salix nigra		Black willow		Tree		2 gallon		100		11		312		65			
Elymus virginicus		Virginia wildrye		20				Betula nigra		River birch		Tree		7 gallon		50		5		156		32			
Juncus effusus		Common rush		10				Quercus bicolor		Swamp white oak		Tree		7 gallon		50		5		156		32			
Carex stricta		Tussock sedge		5				Viburnum dentatum		Arrowwood		Shrub		3 gallon		200		21		24		624			
Mimulus ringens		Monkey flower		3				Cornus amomum		Silly dogwood		Shrub		3 gallon		100		11		312		65			
Verbena hastata		Blue vervain		3				Acorus calamus		Common rush		Herbaceous		2" plug		800		84		94		2496			
Bidens cernua		Nodding bur marigold		3				Carex juncea		Lurid sedge		Herbaceous		2" plug		800		84		94		2496			
Eupatorium perfoliatum		Boneset		3				Carex vulpinoidea		Fox sedge		Herbaceous		2" plug		800		84		94		2496			
Scirpus cyperinus		Woolgrass		3				LBS = POUNDS ; AC = ACRES																	
Juncus tenuis		Path rush		3																					
Symphytum novae-angliae		New england aster		1																					
Lobelia cardinalis		Cardinal flower		1																					
LBS = POUNDS ; AC = ACRES																									
TEMPORARY SEEDING RATES								UPLAND FOREST TREE ON CENTER SPACING = 10 FEET; SHRUB ON CENTER SPACING = 12 FEET SEED 30 LBS/AC WITH UPLAND SEED MIX																	
4									Scientific Name		Common Name		Stratum		Container Size		Density (stems/ac)		Total to Plant by Polygon						
	Scientific Name		Common Name		Seed Mix Composition (%)				0.169		0.413		9.244		0.332		10.158								
Lolium multiflorum		Annual Ryegrass		100%		98-90 %		100 lb/acre		Any bare areas that will not be permanently planted for greater than two weeks		March 15 - June 1 & August 1 - September 15		Tree		7 gallon		100		17		41		924	
1. IF TEMPORARY SEEDING IS REQUIRED OUTSIDE OF PLANTING PERIOD, THEN CONTRACTOR SHALL PROPOSE ALTERNATIVE COVER CROP SUITABLE FOR THE EXPECTED																									
PERMANENT SEEDING RATES FOR SEDIMENT AND EROSION CONTROL AND PERMANENT GRASS LAWN AREAS								PALUSTRINE SCRUB SHRUB SHRUB ON CENTER SPACING = 10 FEET HERBACEOUS ON CENTER SPACING = 3.0 - 4.0 FEET AND IN GROUPS OF 4 TO 5 PLANTS SEED 20 LBS/ACRE WITH WETLAND SEED MIX																	
2									Scientific Name		Common Name		Stratum		Container Size		Density (stems/ac)		Total to Plant by Polygon						
	Scientific Name		Common Name		Minimum Percent Pure Seed		Minimum Percent Germination and Hard Seed		Seed Weight (Mixture lbs/ac)		Seed Weight (lbs/1000 sf)														
Festuca trachyphylla		Hard Fescue						85		130		3		2 gallon		200		48		238		42			
Festuca rubra commutata		Chewings Fescue						85		65		1		3 gallon		100		24		119		21			
Festuca rubra		Strong Creeping Red Fescue						85		45		1		3 gallon		150		36		178		32			
Lolium perenne		Perennial Ryegrass						90		10		0.25		2" plug		1250		300		1485		263			
LBS = POUNDS ; AC = ACRES								LBS = POUNDS ; AC = ACRES						Herbaceous		3 gallon		300		1485		263			
Wetland Seed Mix				20		90		NA		33		NA		Herbaceous		2" plug		1250		300		1485			
Upland Seed Mix				30		NA		305		NA		33		Shrub		2" plug		1250		300		1485			
LBS = POUNDS ; AC = ACRES								Screen (Not Regulated)		Meadow (Not Regulated)															
NA = NOT APPLICABLE								Pounds of Seed Mix by Planting Community																	
								Seed Mix Type		Application Rate (lbs/ac)		Palustrine Forest		Upland Forest		Palustrine Scrub Shrub		Meadow		Screen (Not Regulated)		Meadow (Not Regulated)			
								4.513		10.158		1.638		1.084		0.295		7.798							
								Wetland Seed Mix		20		90		NA		33		NA		NA		NA			
								Upland Seed Mix		30		NA		305		NA		33		8.85		234			

NOTES:

1. TREES AND SHRUBS WILL BE PLANTED WITH NURSERY STOCK SIZE BASED UPON AVAILABILITY.
2. TREE STOCK SPECIFIED AS 7 GALLON NURSERY STOCK WILL BE MINIMUM HEIGHT OF 5 FEET UNLESS SPECIFIED AS SMALLER CONTAINERS IN TABLES.
3. SHRUB STOCK SPECIFIED AS 3 GALLON CONTAINERS WILL BE MINIMUM HEIGHT OF 2.5 FEET.
4. ALL NURSERY CONTAINER MATERIAL WILL HAVE TOPSOIL AMENDED WITH FERTILIZER, MYCORRHIZAL INOCULANT AND WATER ABSORBING GEL (TERRA SORB OR SIMILAR).
5. ALL CONTAINERIZED MATERIAL WILL BE PROTECTED FROM RODENT OR DEER DAMAGE BY INSTALLATION OF APPROPRIATE DEER FENCING OR RIGID GRID TREE COLLAR.

PLANTING SCHEDULES

GH-03.3

Sheet 111 of 111

U.S. ARMY ENGINEER DIVISION  
CORPS OF ENGINEERS  
KANSAS CITY DISTRICT  
MISSOURI

ARCADIS U.S. INC.  
44 SOUTH BROADWAY, 12TH FLOOR  
WHITE PLAINS, NEW YORK 10602

WATSON & SONS, INC.  
SUPERFUND SITE (011)  
WEST DEPTFORD, GLOUCESTER COUNTY, NEW JERSEY  
REMEDIAL DESIGN

PLANTING SCHEDULES

GH-03.3

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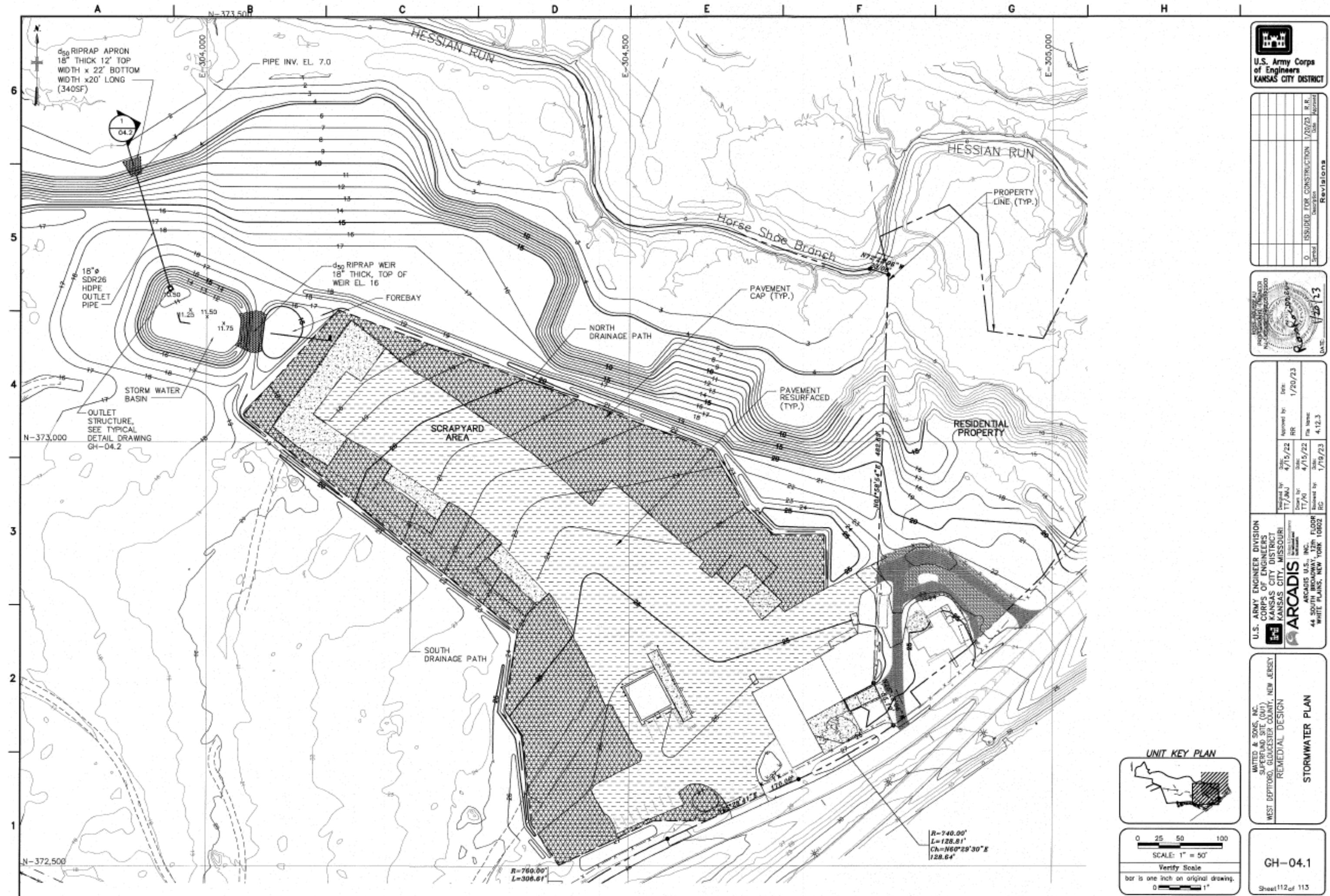
U.S. ARMY CORPS OF ENGINEERS  
KANSAS CITY DISTRICT

ISSUED FOR CONSTRUCTION  
1/20/23 R.R.  
Revised  
1/20/23

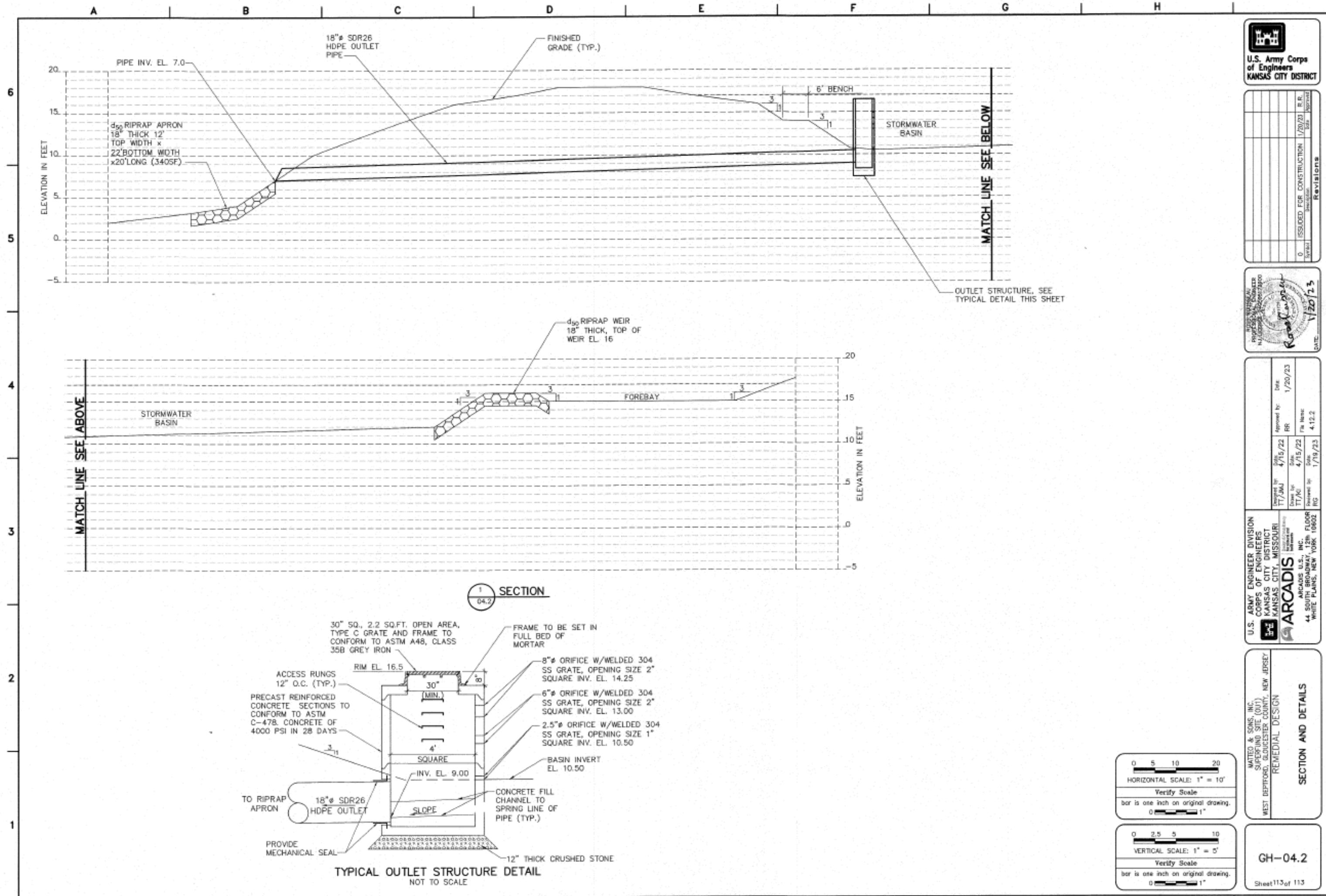
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# 1692 CROWN POINT ROAD WEST DEPTFORD, NJ

# EPA Drawings



# 1692 CROWN POINT ROAD WEST DEPTFORD, NJ



Contact

1692 | CROWN POINT ROAD  
WEST DEPTFORD, NJ



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